

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2005 Assessment Roll

**Area Name / Number:** Vashon Island/ 100

**Previous Physical Inspection:** 2002

**Improved Sales:**

Number of Sales: 327

Range of Sale Dates: 1/2003 - 12/2004

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2004 Value</b>	\$112,500	\$210,000	\$322,500	\$357,300	90.3%	14.72%
<b>2005 Value</b>	\$122,700	\$228,200	\$350,900	\$357,300	98.2%	13.95%
<b>Change</b>	+\$10,200	+\$18,200	+\$28,400		+7.9%	-0.77%
<b>% Change</b>	+9.1%	+8.7%	+8.8%		+8.7%	-5.23%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.77% and -5.23% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2004 Value</b>	\$131,500	\$211,100	\$342,600
<b>2005 Value</b>	\$143,900	\$230,300	\$374,200
<b>Percent Change</b>	+9.4%	+9.1%	+9.2%

Number of one to three unit residences in the Population: 4,101

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. A total of 327 improved non-waterfront and improved waterfront sales were used in the analysis. The analysis results for this area indicated different approaches for improved non-waterfront and improved waterfront parcels.

Improved Non-Waterfront: The analysis results for non-waterfront improved parcels showed that two characteristic and one neighborhood based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, **Sub Area 3** had higher average ratios than other Subareas , so the formula adjusts Sub Area 3 downward thus improving equalization. Improvements with an **Old Year Built (<1921)** had lower average ratios than other homes. The formula adjusts Old Year Built homes upward more than others - similarly homes with a **New Year Built (>1990)** had lower average ratios than other homes and the formula adjusts these homes upward more than others, thus improving equalization.

Improved Waterfront: The analysis results for waterfront improved parcels showed that one characteristic and two neighborhood based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, **Grade 6 improvements** had higher average ratios than other improvements. The formula adjusts these properties upward less than others thus improving equalization. **Sub Area 3** and **Sub Area 5** both had higher average ratios than other Sub Areas so the formula adjusts these Sub Areas upward less than others thus improving equalization.

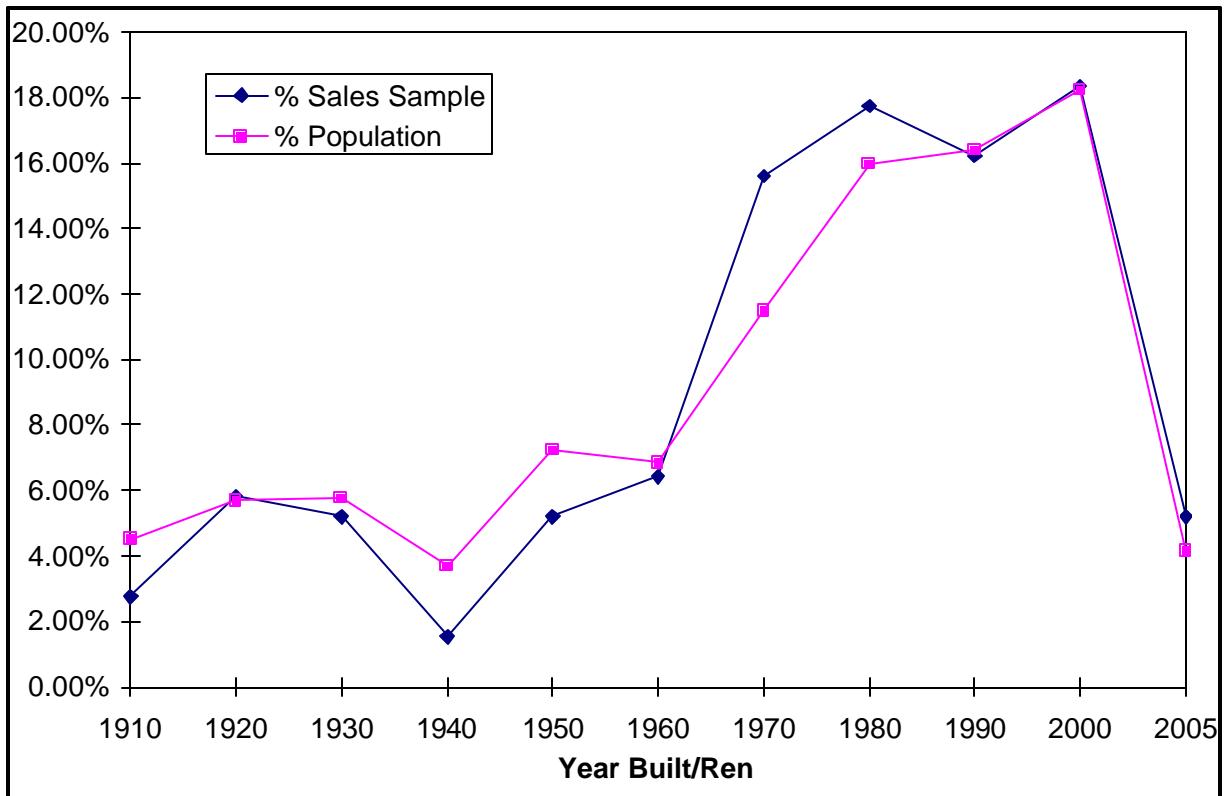
Mobile Homes: There are approximately 254 mobile homes with 21 useable sales. An analysis of the 21 mobile home sales indicated an adjustment of 10.6% on mobile home total values. The land value is adjusted by the appropriate land factor based on waterfront/non-waterfront designation.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	9	2.75%
1920	19	5.81%
1930	17	5.20%
1940	5	1.53%
1950	17	5.20%
1960	21	6.42%
1970	51	15.60%
1980	58	17.74%
1990	53	16.21%
2000	60	18.35%
2005	17	5.20%
	327	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	185	4.51%
1920	233	5.68%
1930	237	5.78%
1940	152	3.71%
1950	297	7.24%
1960	281	6.85%
1970	471	11.49%
1980	655	15.97%
1990	672	16.39%
2000	748	18.24%
2005	170	4.15%
	4101	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

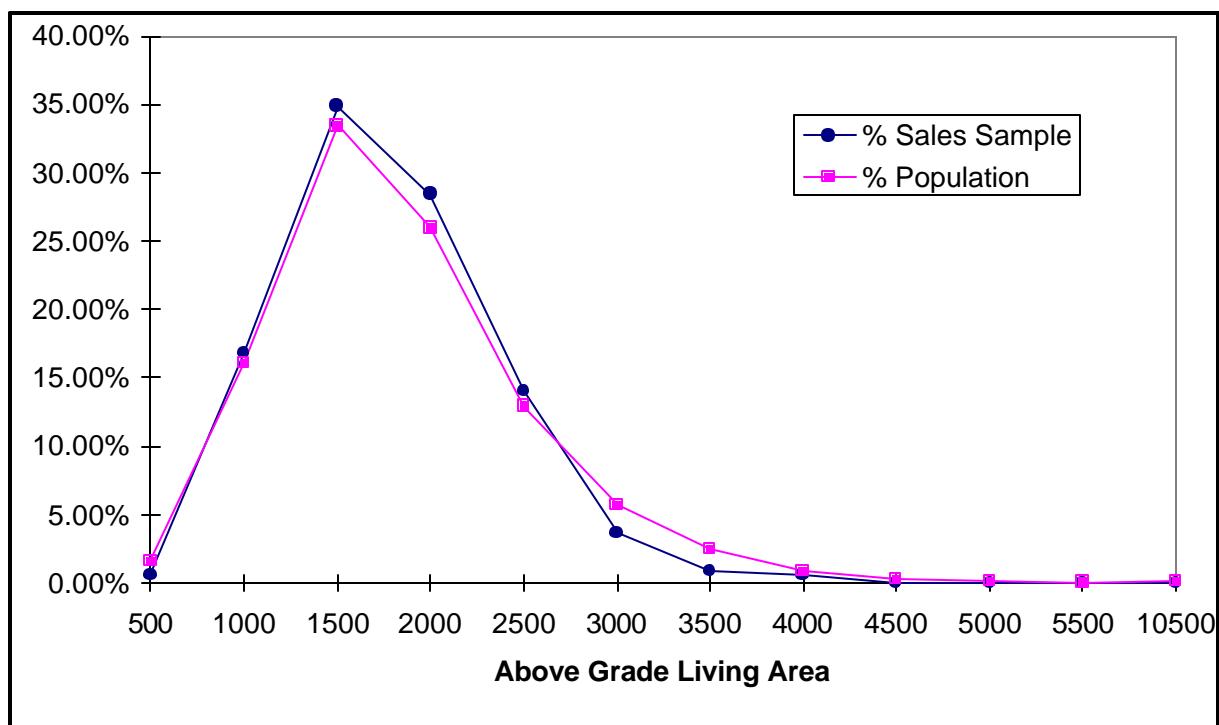
### **Sales Sample Representation of Population - Above Grade Living Area**

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	2	0.61%
1000	55	16.82%
1500	114	34.86%
2000	93	28.44%
2500	46	14.07%
3000	12	3.67%
3500	3	0.92%
4000	2	0.61%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
10500	0	0.00%
	327	

**Population**

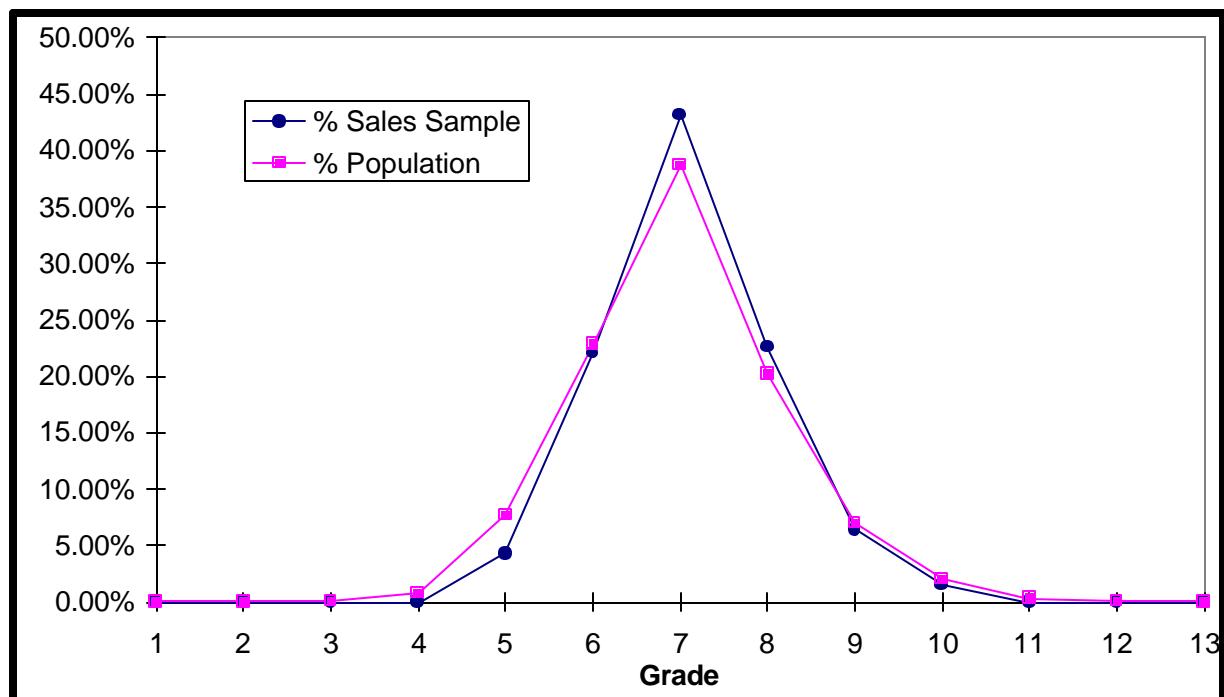
AGLA	Frequency	% Population
500	67	1.63%
1000	660	16.09%
1500	1371	33.43%
2000	1067	26.02%
2500	531	12.95%
3000	236	5.75%
3500	104	2.54%
4000	36	0.88%
4500	14	0.34%
5000	6	0.15%
5500	3	0.07%
10500	6	0.15%
	4101	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

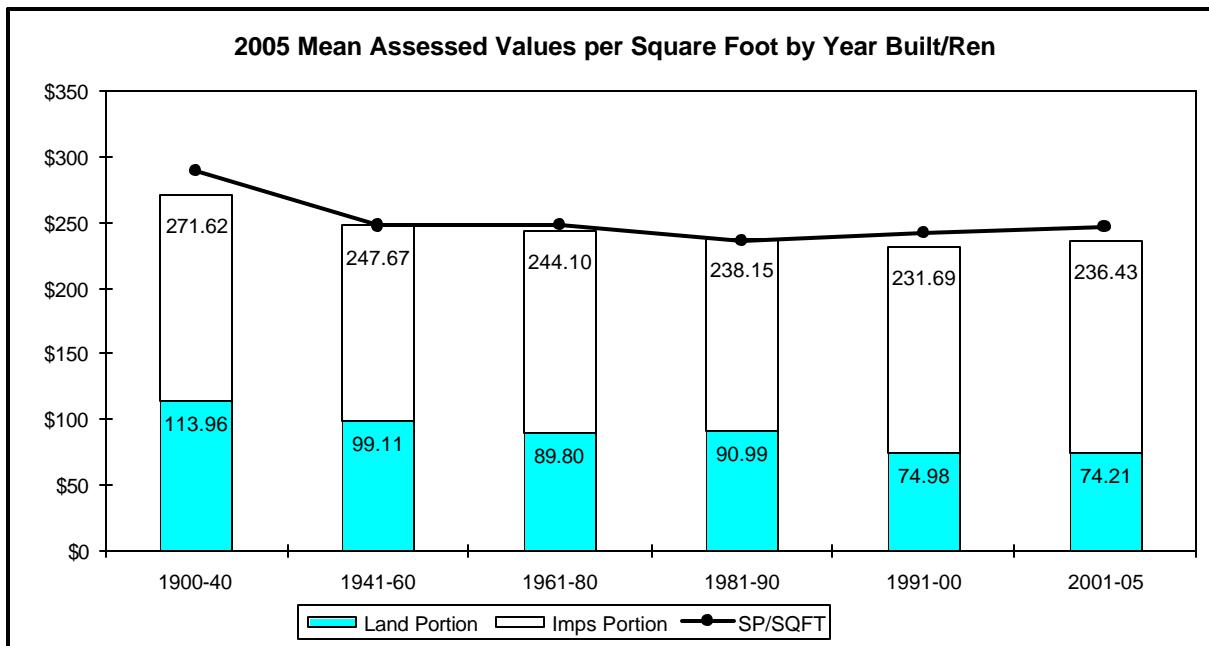
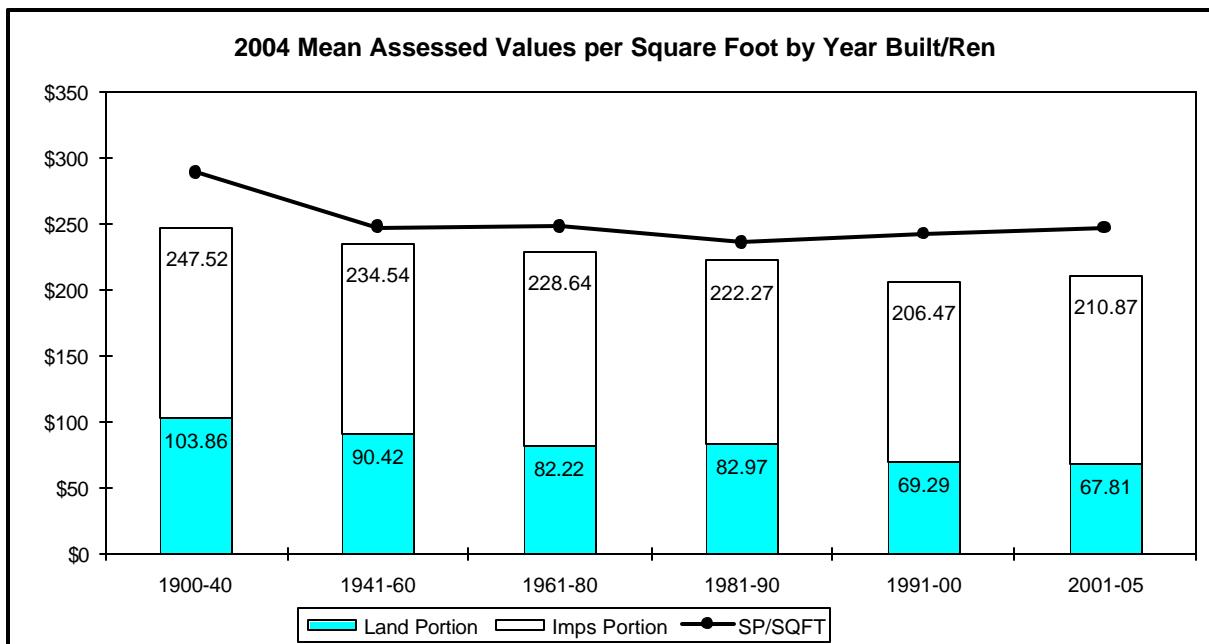
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	1	0.02%
2	0	0.00%	2	1	0.02%
3	0	0.00%	3	6	0.15%
4	0	0.00%	4	34	0.83%
5	14	4.28%	5	317	7.73%
6	72	22.02%	6	937	22.85%
7	141	43.12%	7	1588	38.72%
8	74	22.63%	8	830	20.24%
9	21	6.42%	9	286	6.97%
10	5	1.53%	10	82	2.00%
11	0	0.00%	11	14	0.34%
12	0	0.00%	12	4	0.10%
13	0	0.00%	13	1	0.02%
327			4101		



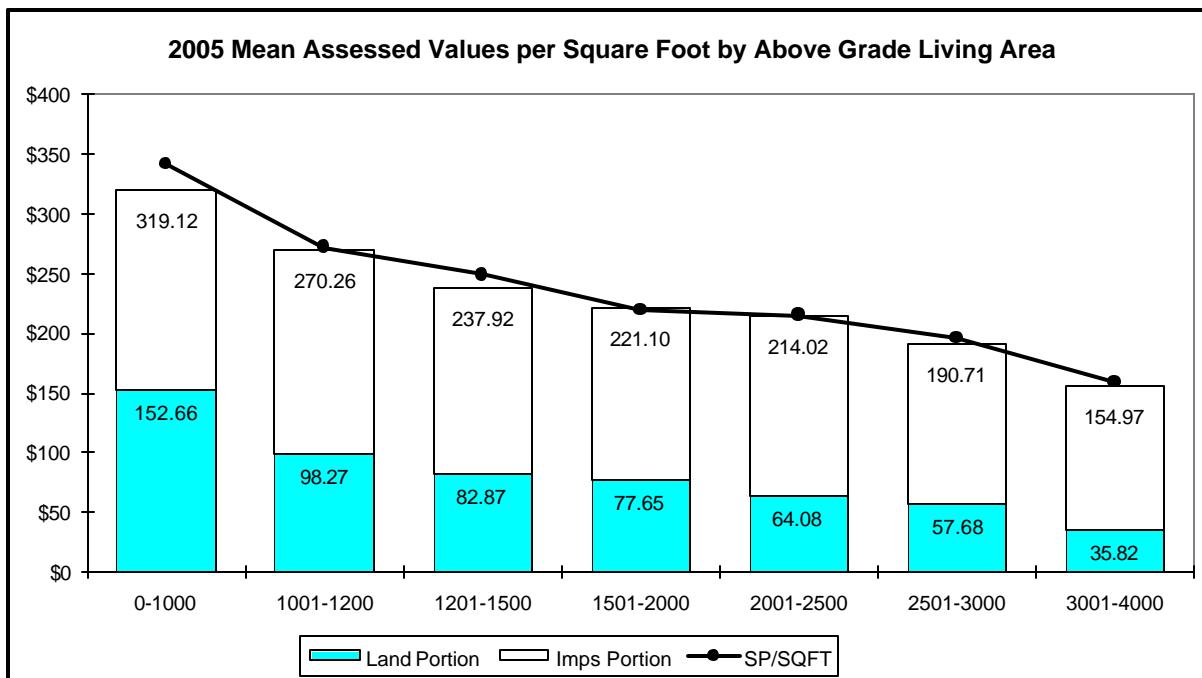
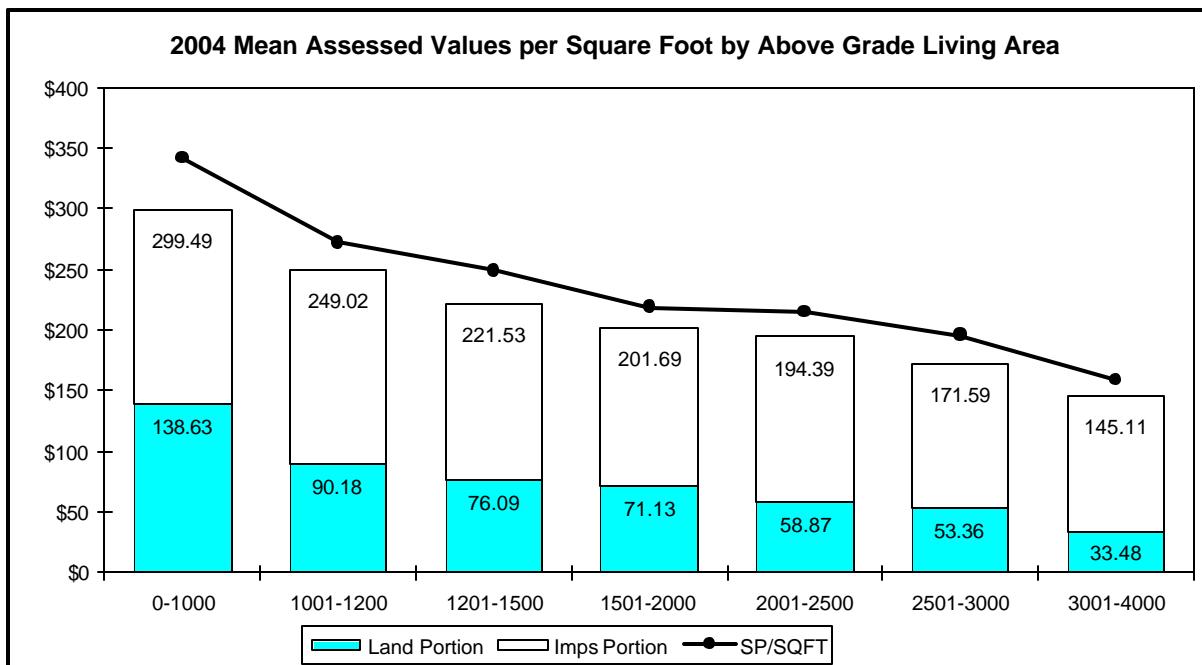
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Year Built / Renovated**



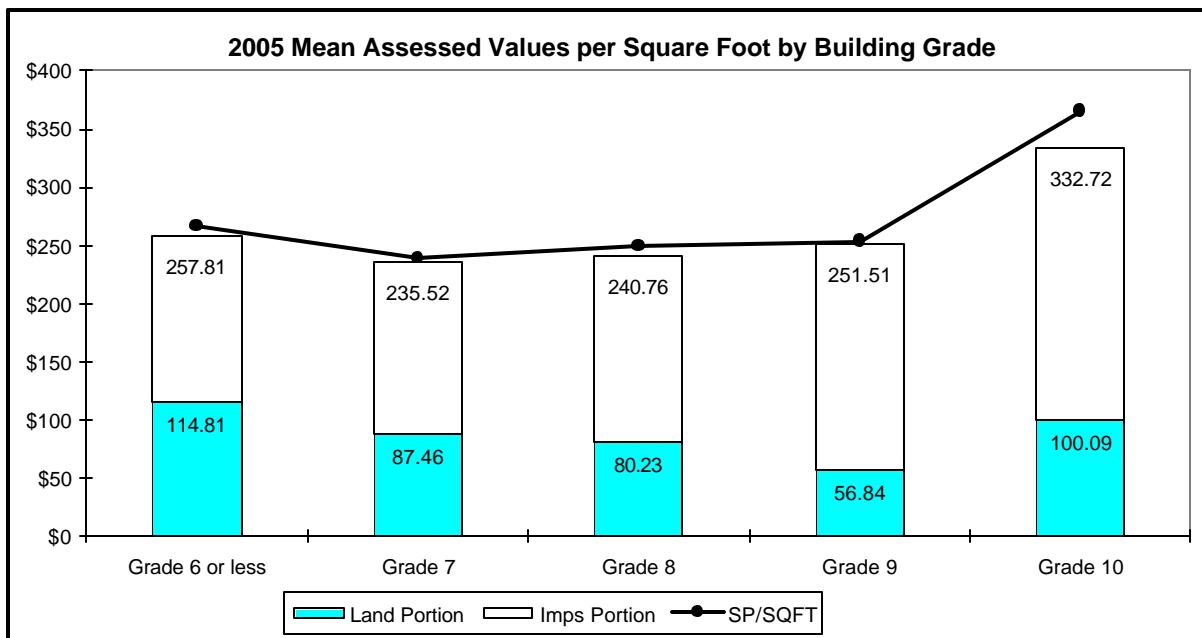
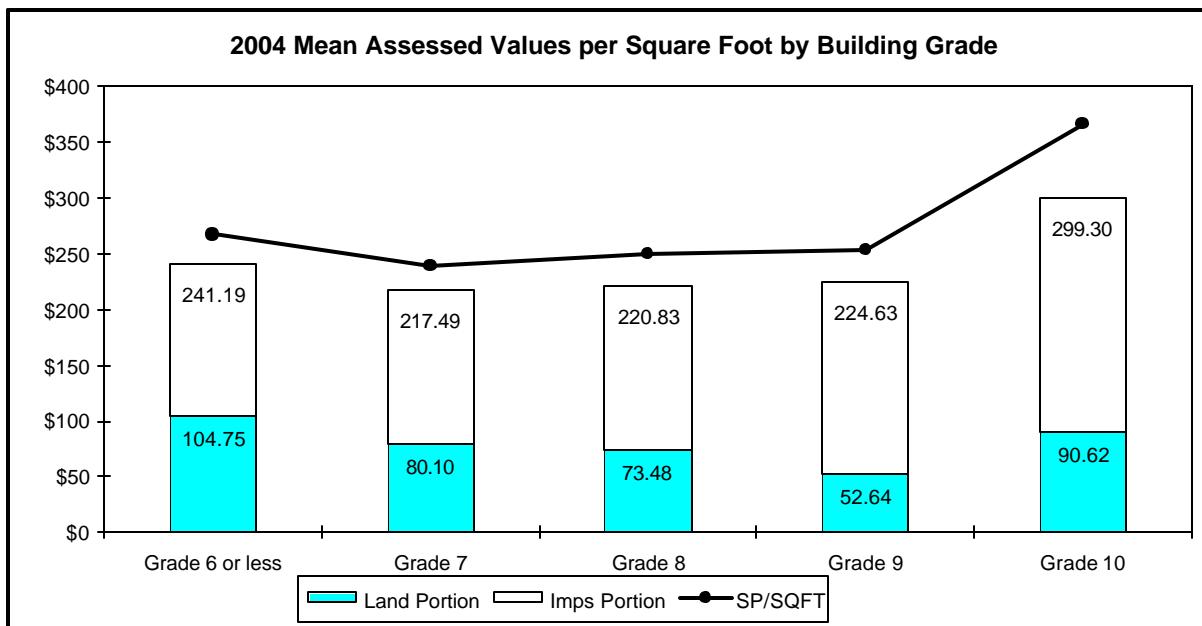
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Above Grade Living Area***

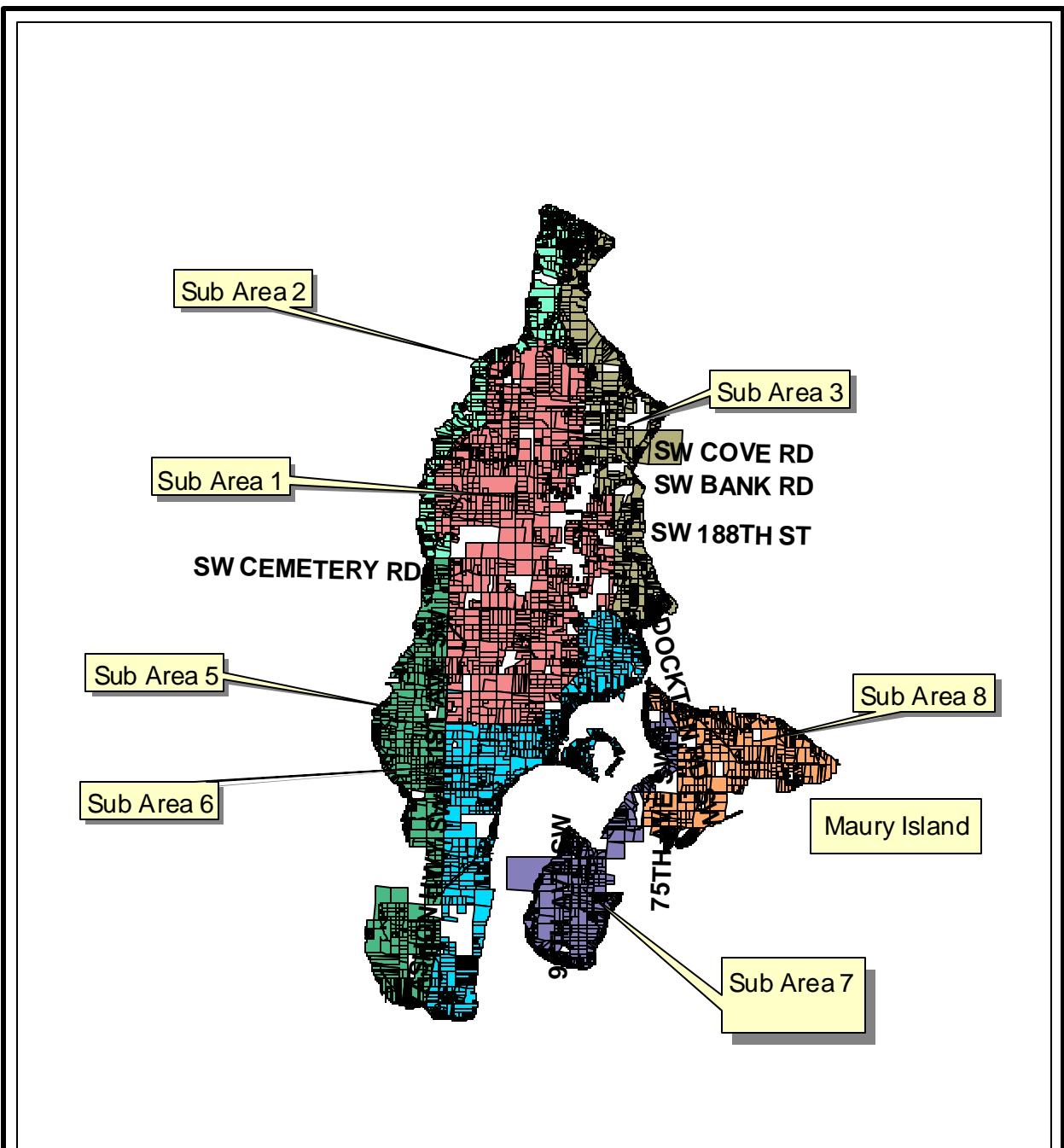


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



## Area 100 Vashon Island

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King County  
Department of Assessments

### Legend

Wc\_streets.shp

Sub Areas
1
2
3
4
5
6
7
8

# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## **Land update**

Based on the 82 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved waterfront and non-waterfront parcels, two separate overall market adjustments were derived. The adjustment for waterfront and non-waterfront land will be:

### Non-Waterfront:

2005 Land Value = 2004 Land Value x 1.0752, with the result rounded down to the next \$1,000.

### Waterfront:

2005 Land Value = 2004 Land Value x 1.1276, with the result rounded down to the next \$1,000.

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 327 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable. The analysis for this area indicated different approaches for improved non-waterfront and improved waterfront parcels should be included in the update formula in order to improve the uniformity of assessments throughout the area.

### **Improved Non-Waterfront**

The analysis results for the *non-waterfront* improved parcels showed that two characteristic and one neighborhood based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, **Sub Area 3** had higher average ratios than other Subareas , so the formula adjusts Sub Area 3 downward thus improving equalization. Improvements with an **Old Year Built (<1921)** had lower average ratios than other homes. The formula adjusts Old Year Built homes upward more than others - similarly homes with a **New Year Built (>1990)** had lower average ratios than other homes and the formula adjusts these homes upward more than others, thus improving equalization.

*The derived adjustment formula for improved non-waterfront parcels is:*

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / \{ .9301013 + (0.080698810 \text{ if Sub Area } =3) - (0.090330470 \text{ if Year Built is 1921 or less}) - (0.063724550 \text{ if Year Built is greater than 1990}) \}$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

### **Improved Waterfront**

The analysis results for *waterfront* improved parcels showed that one characteristic and two neighborhood based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, **Grade 6 improvements** had higher average ratios than other improvements. The formula adjusts these properties upward less than others thus improving equalization. **Sub Area 3** and **Sub Area 5** both had higher average ratios than other Sub Areas so the formula adjusts these Sub Areas upward less than others thus improving equalization.

*The derived adjustment formula for improved waterfront parcels is:*

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / \{ .8868123 + (0.079267330 \text{ if Sub Area } =3) + (0.093204330 \text{ if Sub Area } =5) + (0.072218250 \text{ if Grade}=6) \}$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value \* 1.087). The land value is adjusted by the appropriate land factor based on waterfront or non-waterfront designation.
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value \* 1.087). The land value is adjusted by the appropriate land factor based on waterfront or non-waterfront designation.
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.

\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.

\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

\*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### ***Mobile Home Update***

There are approximately 254 mobile homes with 21 useable sales. An analysis of 21 sales indicated an adjustment of 10.6% on the total value. The land value is adjusted by the appropriate land factor based on waterfront/non-waterfront designation. The resulting total value is calculated as follows:

2005 Total Value = Previous Total Value \* 1.106, with results rounded down to the next \$1,000 then,

New Imp Value = 2005 Total Value – New Land Value.

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 100 Non-Waterfront Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

7.52%

<b>Sub Area 3</b>	<b>Yes</b>
% Adjustment	-8.58%
<b>Old YB (&lt;1921)</b>	<b>Yes</b>
% Adjustment	11.56%
<b>New YB (&gt;1990)</b>	<b>Yes</b>
% Adjustment	7.91%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement located in **Sub Area 3** will approximately receive a -1.07% downward adjustment (7.52% overall - 8.58% Sub Area 3). There are 43 sales and 522 in the population that meet this criteria. Some of these parcels will also receive adjustments for other variables.

An improvement with a **Year Built of less than 1921** will approximately receive a 19.08% upward adjustment (7.52% overall + 11.56% Old Year Built) There are 28 sales and 403 in the population that meet this criteria. Some of these parcels will also receive adjustments for other variables.

An improvement with a **Year Built greater than 1990** will approximately receive a 15.42% upward adjustment (7.52% overall + 7.91% New Year Built) There are 67 sales and 696 in the population that meet this criteria. Some of these parcels will also receive adjustments for other variables.

Approximately 51% of the non-waterfront population of 1 to 3 family homes in this area are adjusted by the overall alone.

## Area 100 Waterfront Annual Update Model Adjustments

**2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

12.76%

<b>Sub Area 3</b>	<b>Yes</b>
% Adjustment	-9.25%
<b>Sub Area 5</b>	<b>Yes</b>
% Adjustment	-10.72%
<b>Grade 6</b>	<b>Yes</b>
% Adjustment	-8.49%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement located in **Sub Area 3** will approximately receive a 3.51% upward adjustment (12.76% overall - 9.25% Sub Area 3). There are 14 sales and 160 in the population that meet this criteria. Some of these parcels will also receive adjustments for other variables.

An improvement located in **Sub Area 5** will approximately receive a 2.04% upward adjustment (12.76% overall - 10.72% Sub Area 5). There are 10 sales and 129 in the population that meet this criteria. Some of these parcels will also receive adjustments for other variables.

A **Grade 6** improvement will approximately receive a 4.27% upward adjustment (12.76% overall - 8.49% Grade 6). There are 18 sales and 285 in the population that meet this criteria. Some of these parcels will also receive adjustments for other variables.

Approximately 56% of the Waterfront population of 1 to 3 family homes in this area are adjusted by the overall alone.

## Area 100 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	14	0.829	0.931	12.2%	0.835	1.026
6	72	0.928	0.990	6.6%	0.957	1.022
7	141	0.914	0.992	8.5%	0.970	1.014
8	74	0.889	0.968	8.9%	0.934	1.002
9	21	0.898	1.005	12.0%	0.943	1.068
10	5	0.830	0.922	11.2%	0.708	1.137
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1940	50	0.846	0.937	10.7%	0.895	0.978
1941-1960	38	0.954	1.017	6.6%	0.973	1.062
1961-1980	109	0.922	0.987	7.0%	0.961	1.012
1981-1990	53	0.944	1.011	7.1%	0.975	1.046
1991-2000	60	0.867	0.973	12.2%	0.935	1.011
2001-2005	17	0.846	0.956	13.0%	0.876	1.036
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Average	228	0.906	0.991	9.4%	0.972	1.009
Good	84	0.899	0.960	6.8%	0.933	0.988
Very Good	15	0.885	0.974	10.2%	0.874	1.075
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	191	0.905	0.977	7.9%	0.958	0.996
1.5	47	0.917	1.002	9.3%	0.956	1.047
2	87	0.890	0.980	10.2%	0.950	1.011
2.5	1	0.868	0.934	7.5%	N/A	N/A
3	1	1.147	1.323	15.4%	N/A	N/A

## Area 100 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
0-1000	57	0.877	0.936	6.7%	0.901	0.971
1001-1200	42	0.917	0.995	8.5%	0.956	1.034
1201-1500	72	0.889	0.955	7.4%	0.922	0.988
1501-2000	93	0.920	1.009	9.7%	0.979	1.039
2001-2500	46	0.905	0.996	10.1%	0.960	1.033
2501-3000	12	0.874	0.971	11.1%	0.863	1.079
3001-4000	5	0.918	0.978	6.5%	0.823	1.133
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Y	146	0.916	0.992	8.3%	0.970	1.014
N	181	0.889	0.971	9.3%	0.951	0.992
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Y	69	0.912	0.984	7.8%	0.955	1.013
N	258	0.899	0.982	9.2%	0.964	0.999
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	69	0.886	0.983	11.0%	0.945	1.021
2	59	0.889	0.971	9.2%	0.937	1.006
3	57	0.971	0.988	1.8%	0.957	1.020
5	23	0.892	0.955	7.1%	0.881	1.029
6	53	0.899	1.001	11.3%	0.966	1.036
8	34	0.879	0.978	11.2%	0.929	1.026
7	32	0.892	0.982	10.1%	0.930	1.034

## Area 100 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.982.

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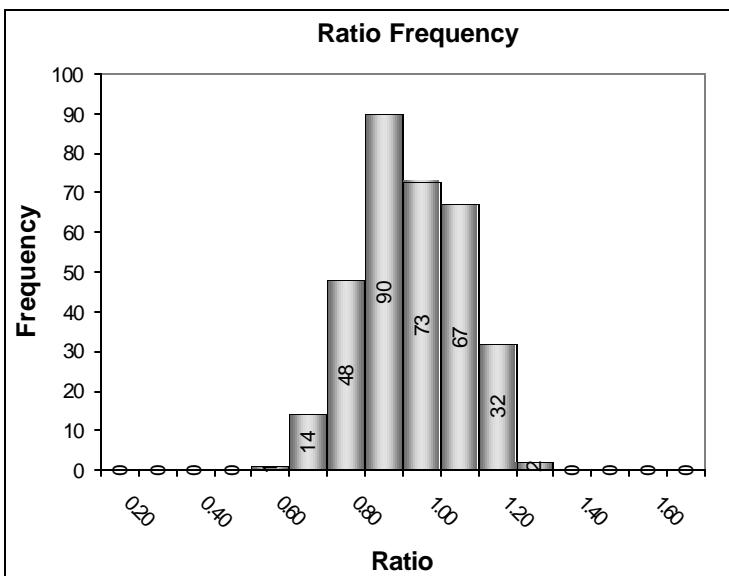
It is difficult to draw valid conclusions when the sales count is low.

Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
0-5000	10	0.791	0.868	9.7%	0.778	0.958
5001-10000	36	0.951	1.015	6.8%	0.973	1.057
10001-15000	46	0.912	1.000	9.7%	0.966	1.035
15001-20000	40	0.944	1.025	8.6%	0.981	1.069
20001-30000	43	0.950	1.017	7.0%	0.976	1.058
30001-43560	38	0.860	0.940	9.3%	0.903	0.977
1 Ac - 2 Ac	36	0.898	0.968	7.8%	0.924	1.013
2 Ac+	78	0.875	0.963	10.1%	0.927	1.000

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

<b>District/Team:</b> WC / Team 3	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 7/5/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> Vashon Island/100	<b>Appr ID:</b> CCHR	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	327		
<b>Mean Assessed Value</b>	322,500		
<b>Mean Sales Price</b>	357,300		
<b>Standard Deviation AV</b>	120,225		
<b>Standard Deviation SP</b>	145,915		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.921		
<b>Median Ratio</b>	0.918		
<b>Weighted Mean Ratio</b>	0.903		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.567		
<b>Highest ratio:</b>	1.227		
<b>Coefficient of Dispersion</b>	12.34%		
<b>Standard Deviation</b>	0.136		
<b>Coefficient of Variation</b>	14.72%		
<b>Price Related Differential (PRD)</b>	1.020		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.893		
<i>Upper limit</i>	0.947		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.906		
<i>Upper limit</i>	0.936		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4101		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.136		
<b>Recommended minimum:</b>	29		
<b>Actual sample size:</b>	327		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	165		
# ratios above mean:	162		
<i>Z:</i>	0.166		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



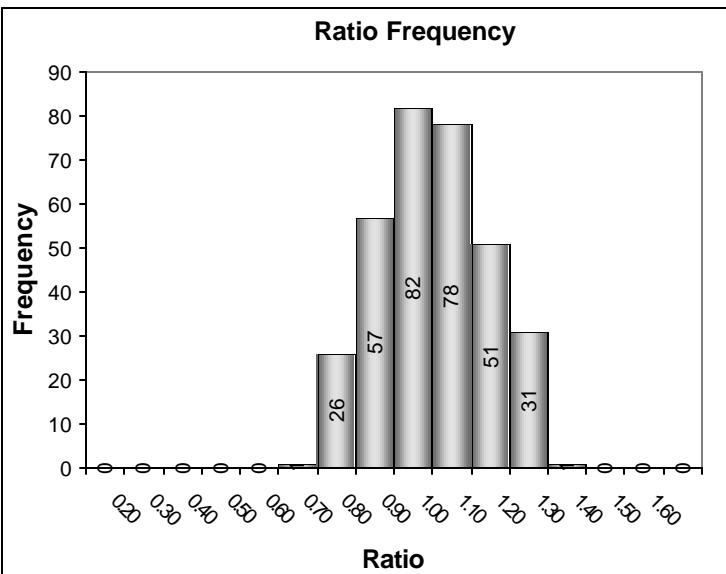
### COMMENTS:

1 to 3 Unit Residences throughout Area 100

# Annual Update Ratio Study Report (After)

## 2005 Assessments

<b>District/Team:</b> WC / Team 3	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 7/5/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> Vashon Island/100	<b>Appr ID:</b> CCHR	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	327		
<b>Mean Assessed Value</b>	350,900		
<b>Mean Sales Price</b>	357,300		
<b>Standard Deviation AV</b>	133.970		
<b>Standard Deviation SP</b>	145.915		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	0.994		
<b>Weighted Mean Ratio</b>	0.982		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.675		
<b>Highest ratio:</b>	1.323		
<b>Coefficient of Dispersion</b>	11.52%		
<b>Standard Deviation</b>	0.139		
<b>Coefficient of Variation</b>	13.95%		
<b>Price Related Differential (PRD)</b>	1.017		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.971		
<i>Upper limit</i>	1.013		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.983		
<i>Upper limit</i>	1.013		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4101		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.139		
<b>Recommended minimum:</b>	31		
<b>Actual sample size:</b>	327		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	165		
# ratios above mean:	162		
<i>Z:</i>	0.166		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

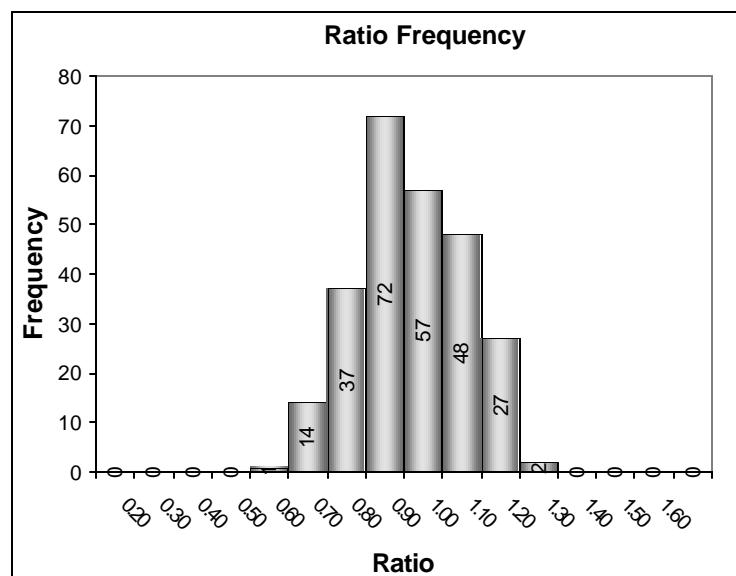
1 to 3 Unit Residences throughout Area 100

Both assessment level and uniformity have been improved by application of the recommended values.

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

<b>District/Team:</b> WC / Team 3	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 7/5/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>100 (Non-Waterfront)</b>	<b>Appr ID:</b> CCHR	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 258			
<i>Mean Assessed Value</i> 298,400			
<i>Mean Sales Price</i> 331,900			
<i>Standard Deviation AV</i> 94,409			
<i>Standard Deviation SP</i> 117,037			
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i> 0.917			
<i>Median Ratio</i> 0.913			
<i>Weighted Mean Ratio</i> 0.899			
<b>UNIFORMITY</b>			
<i>Lowest ratio</i> 0.567			
<i>Highest ratio:</i> 1.227			
<i>Coefficient of Dispersion</i> 12.57%			
<i>Standard Deviation</i> 0.139			
<i>Coefficient of Variation</i> 15.10%			
<i>Price Related Differential (PRD)</i> 1.020			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit 0.890			
Upper limit 0.947			
<b>95% Confidence: Mean</b>			
Lower limit 0.900			
Upper limit 0.934			
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i> 2978			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.139			
<b>Recommended minimum:</b> 31			
<i>Actual sample size:</i> 258			
<b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean: 130			
# ratios above mean: 128			
Z: 0.125			
<b>Conclusion:</b> Normal*			
<i>*i.e. no evidence of non-normality</i>			



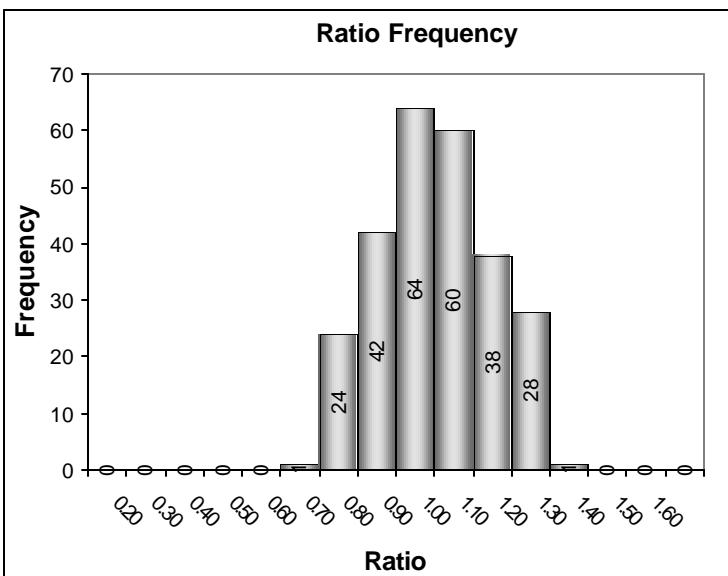
### COMMENTS:

1 to 3 Unit Residences throughout Area 100  
(Non-Waterfront)

# Annual Update Ratio Study Report (After)

## 2005 Assessments

<b>District/Team:</b> WC / Team 3	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 7/5/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>100 (Non-Waterfront)</b>	<b>Appr ID:</b> CCHR	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	258		
<b>Mean Assessed Value</b>	325,800		
<b>Mean Sales Price</b>	331,900		
<b>Standard Deviation AV</b>	104,602		
<b>Standard Deviation SP</b>	117,037		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	0.994		
<b>Weighted Mean Ratio</b>	0.982		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.675		
<b>Highest ratio:</b>	1.323		
<b>Coefficient of Dispersion</b>	11.89%		
<b>Standard Deviation</b>	0.144		
<b>Coefficient of Variation</b>	14.43%		
<b>Price Related Differential (PRD)</b>	1.017		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.965		
<i>Upper limit</i>	1.018		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.981		
<i>Upper limit</i>	1.016		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	2978		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.144		
<b>Recommended minimum:</b>	33		
<b>Actual sample size:</b>	258		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	130		
# ratios above mean:	128		
<i>Z:</i>	0.125		
<b>Conclusion:</b>	<b>Normal*</b>		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

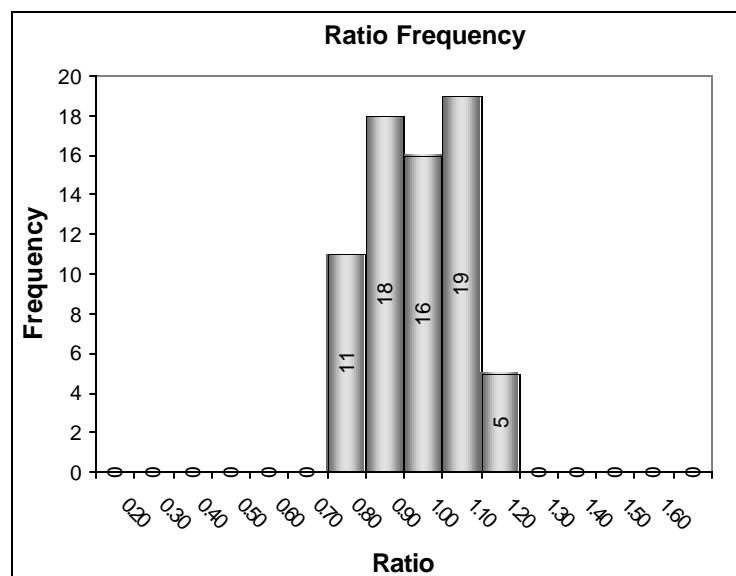
1 to 3 Unit Residences throughout Area 100 (Non-Waterfront)

Both assessment level and uniformity have been improved by application of the recommended values.

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

<b>District/Team:</b> WC / Team 3	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 7/5/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>100 (Waterfront)</b>	<b>Appr ID:</b> CCHR	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 69			
<i>Mean Assessed Value</i> 412,500			
<i>Mean Sales Price</i> 452,200			
<i>Standard Deviation AV</i> 158,699			
<i>Standard Deviation SP</i> 196,783			
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i> 0.935			
<i>Median Ratio</i> 0.924			
<i>Weighted Mean Ratio</i> 0.912			
<b>UNIFORMITY</b>			
<i>Lowest ratio</i> 0.709			
<i>Highest ratio:</i> 1.167			
<i>Coefficient of Dispersion</i> 11.57%			
<i>Standard Deviation</i> 0.124			
<i>Coefficient of Variation</i> 13.24%			
<i>Price Related Differential (PRD)</i> 1.025			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit 0.884			
Upper limit 0.993			
<b>95% Confidence: Mean</b>			
Lower limit 0.906			
Upper limit 0.964			
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i> 1123			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.124			
<b>Recommended minimum:</b> 24			
<i>Actual sample size:</i> 69			
<b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean: 35			
# ratios above mean: 34			
Z: 0.120			
<b>Conclusion:</b> <i>Normal*</i>			
<i>*i.e. no evidence of non-normality</i>			



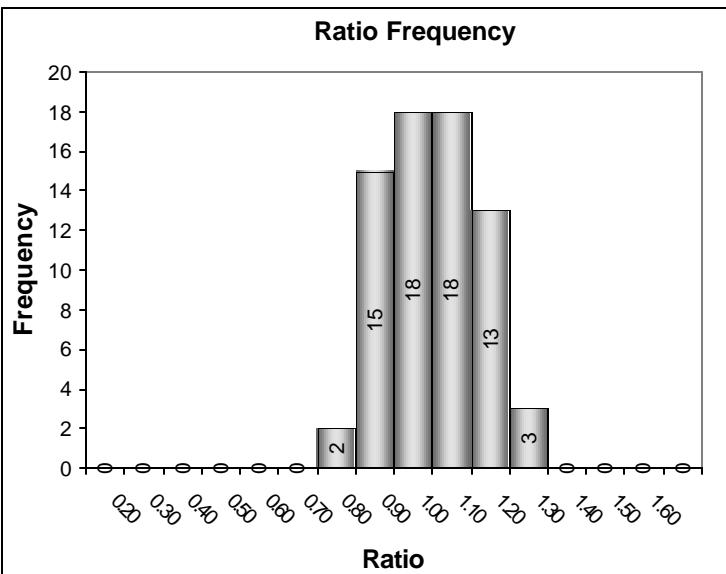
### COMMENTS:

1 to 3 Unit Residences throughout Area 100 (Waterfront)

# Annual Update Ratio Study Report (After)

## 2005 Assessments

<b>District/Team:</b> WC / Team 3	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 7/5/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>100 (Waterfront)</b>	<b>Appr ID:</b> CCHR	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	69		
<b>Mean Assessed Value</b>	444,800		
<b>Mean Sales Price</b>	452,200		
<b>Standard Deviation AV</b>	182,615		
<b>Standard Deviation SP</b>	196,783		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.999		
<b>Median Ratio</b>	0.995		
<b>Weighted Mean Ratio</b>	0.984		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.762		
<b>Highest ratio:</b>	1.282		
<b>Coefficient of Dispersion</b>	10.17%		
<b>Standard Deviation</b>	0.121		
<b>Coefficient of Variation</b>	12.08%		
<b>Price Related Differential (PRD)</b>	1.015		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.948		
<i>Upper limit</i>	1.033		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.970		
<i>Upper limit</i>	1.027		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	1123		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.121		
<b>Recommended minimum:</b>	23		
<b>Actual sample size:</b>	69		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	35		
# ratios above mean:	34		
<b>Z:</b>	0.120		
<b>Conclusion:</b>	<b>Normal*</b>		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout Area 100 (Waterfront)

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 100**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	062203	9085	8/25/2004	205000	660	0	5	1923	5	33600	N	N	20605 111TH AV SW
1	302303	9009	11/5/2003	199000	850	0	5	1920	4	30800	N	N	10002 SW COVE RD
1	062203	9037	12/5/2003	215000	1020	0	5	1904	4	62290	N	N	20430 111TH AV SW
1	252302	9153	4/27/2004	287000	450	0	6	1991	3	200811	N	N	16850 129TH LN SW
1	302303	9235	2/26/2004	156000	620	0	6	1945	3	10279	N	N	16611 VASHON HW SW
1	302303	9134	7/31/2003	208000	750	0	6	1946	4	33976	N	N	10324 SW BANK RD
1	242302	9136	4/28/2003	212900	770	0	6	1946	4	3750	Y	N	14633 BETHEL LN SW
1	312303	9083	12/31/2003	170807	880	0	6	1949	4	10200	N	N	10203 SW BANK RD
1	302303	9099	3/30/2004	223000	960	0	6	1988	3	83600	N	N	10408 SW COVE RD
1	062203	9017	10/19/2004	279000	1060	0	6	1900	5	39859	N	N	9913 SW CEMETERY RD
1	072203	9084	11/12/2003	240000	1110	0	6	1993	3	24393	N	N	21731 VASHON HW SW
1	192303	9057	10/29/2003	159000	1130	0	6	1943	4	15000	N	N	14611 VASHON HW SW
1	062203	9175	8/12/2003	175500	1220	0	6	1957	3	9222	N	N	9918 SW 206TH CT
1	062203	9178	9/11/2003	170000	1220	0	6	1957	3	8403	N	N	9906 SW 206TH CT
1	252302	9113	9/9/2003	210500	1240	0	6	1991	3	16552	N	N	16825 129TH LN SW
1	252302	9104	11/23/2004	304000	1320	420	6	1949	4	30492	N	N	16221 115TH AV SW
1	072203	9140	12/27/2004	310000	1450	0	6	1988	3	208216	N	N	11204 SW 220TH ST
1	072203	9056	6/9/2004	257000	1560	0	6	1964	3	110778	N	N	21019 111TH AV SW
1	062203	9007	5/15/2003	290000	1590	0	6	1955	5	189050	N	N	10506 SW CEMETERY RD
1	322303	9052	4/23/2004	383500	2130	0	6	1900	4	158558	N	N	19107 BEALL RD SW
1	062203	9031	5/7/2003	300000	2180	0	6	1904	3	422532	N	N	10926 SW 204TH ST
1	252302	9128	11/23/2004	380000	1060	800	7	1968	4	217800	N	N	11933 SW COVE RD
1	062203	9135	3/10/2003	279000	1070	800	7	1945	4	42253	N	N	10221 SW CEMETERY RD
1	302303	9178	8/26/2003	272800	1130	0	7	1918	3	31363	N	N	10533 SW COVE RD
1	182203	9190	11/8/2004	375000	1190	0	7	1980	4	98881	N	N	11020 SW 232ND ST
1	252302	9108	8/5/2003	325000	1200	600	7	1990	3	217800	N	N	16859 129TH LN SW
1	312303	9153	2/27/2003	313000	1200	700	7	1975	3	183387	N	N	10524 SW 188TH ST
1	012202	9079	10/15/2004	295000	1210	870	7	1968	3	90169	N	N	19407 WESTSIDE HW SW
1	062203	9150	8/20/2003	252500	1220	0	7	1922	4	25700	N	N	10108 SW CEMETERY RD
1	322303	9042	2/20/2004	260000	1250	0	7	1946	3	114998	N	N	9608 SW 188TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 100**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Fin Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	302303	9220	1/5/2004	324000	1300	0	7	1968	3	42900	N	N	17215 107TH AV SW
1	182203	9176	10/7/2003	323000	1320	340	7	1963	3	95832	N	N	10337 SW 225TH ST
1	012202	9077	12/8/2003	320000	1330	0	7	1960	3	421225	N	N	11807 SW 204TH ST
1	072203	9146	3/19/2003	347500	1360	1200	7	1973	4	43560	N	N	10105 SW 211TH PL
1	302303	9066	7/21/2004	270000	1360	450	7	1941	4	13068	N	N	17506 100TH AV SW
1	182203	9003	11/17/2004	285000	1390	0	7	1981	3	43560	N	N	22719 111TH AV SW
1	182203	9088	6/16/2003	206000	1420	0	7	1923	4	28314	N	N	23009 107TH AV SW
1	252302	9155	4/22/2003	259000	1470	1470	7	1971	5	98010	Y	N	16440 WESTSIDE HW SW
1	252302	9144	1/27/2004	235000	1540	0	7	1988	3	40510	N	N	12631 SW COVE RD
1	322303	9194	7/7/2003	374000	1540	0	7	1980	3	147668	N	N	9402 SW 183RD PL
1	052203	9142	5/9/2003	203000	1550	0	7	1963	3	10890	N	N	9733 SW 192ND ST
1	362302	9060	9/13/2004	330000	1550	0	7	1983	3	42304	N	N	17726 COMMONS RD SW
1	242302	9159	7/29/2004	415000	1650	0	7	1920	5	173368	Y	N	12025 SW 153RD ST
1	252302	9033	3/31/2003	429000	1670	1000	7	1962	4	217800	N	N	11705 SW COVE RD
1	012202	9005	8/19/2003	319000	1800	0	7	1995	3	126324	N	N	11934 SW CEMETERY RD
1	182203	9057	2/27/2004	300000	1810	0	7	1960	3	103672	N	N	22405 VASHON HW SW
1	302303	9101	3/19/2003	215000	1820	0	7	1945	4	9600	N	N	16703 VASHON HW SW
1	072203	9042	9/26/2003	600000	1890	0	7	1964	4	435600	N	N	22401 VASHON HW SW
1	062203	9015	6/2/2003	332500	1930	0	7	1990	3	193842	N	N	10515 SW CEMETERY RD
1	192303	9007	6/11/2004	366000	2070	0	7	1914	4	202989	N	N	15103 VASHON HW SW
1	322303	9176	6/28/2004	387500	2090	670	7	1979	3	20473	N	N	17905 BEALL RD SW
1	322303	9034	8/24/2004	310000	820	0	8	1997	3	125888	N	N	18427 BEALL RD SW
1	192303	9111	12/29/2004	455000	1340	0	8	1989	3	217800	N	N	14916 107TH WY SW
1	242302	9188	5/26/2004	450000	1850	0	8	1930	5	30344	Y	N	12204 SW 148TH ST
1	302303	9179	9/21/2004	700000	1910	0	8	1907	5	207781	N	N	10810 SW BANK RD
1	242302	9053	10/15/2003	395000	2010	0	8	1996	3	212572	Y	N	15245 115TH AV SW
1	302303	9237	6/29/2004	548500	2150	0	8	1995	3	221285	N	N	10324 SW COVE RD
1	072203	9165	5/29/2004	452000	2180	0	8	1992	3	122003	N	N	11238 SW 212TH PL
1	362302	9055	7/15/2003	375000	2240	0	8	1959	3	161086	Y	N	17815 THORSEN RD SW
1	302303	9162	10/1/2004	524000	2300	0	8	1976	3	155280	N	N	16229 VASHON HW SW
1	242302	9042	12/16/2004	372500	2380	0	8	1986	3	133729	Y	N	11831 SW 156TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 100**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Fin Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	072203	9158	9/16/2003	659000	2544	0	8	2001	3	298386	N	N	22131 103RD AV SW
1	252302	9183	5/21/2004	665000	1460	870	9	2004	3	97138	Y	N	12912 SW 166TH ST
1	888760	0110	4/20/2004	315000	1530	0	9	2004	3	12499	N	N	18417 100TH CT SW
1	888760	0010	7/30/2004	325000	1670	0	9	2004	3	14279	N	N	10023 SW 184TH WY
1	888760	0020	7/31/2004	350000	1920	0	9	2004	3	15367	N	N	10017 SW 184TH WY
1	888760	0080	12/16/2004	355000	1920	0	9	2004	3	12704	N	N	9934 SW 184TH WY
1	888760	0120	2/27/2004	360000	1954	0	9	2004	3	14848	N	N	18425 100TH CT SW
1	072203	9120	12/17/2004	380000	2170	0	9	2004	3	33541	N	N	21707 101ST LN SW
2	262302	9051	12/8/2003	170000	420	0	5	1923	3	6534	Y	Y	17015 COVE WALK SW
2	078600	0460	5/19/2004	169000	530	0	5	1962	3	2250	N	N	13515 SW 171ST ST
2	242302	9172	7/27/2004	329000	560	0	5	1928	4	20095	Y	N	12849 SW OBER BEACH RD
2	078600	0285	6/9/2004	162000	620	0	5	1932	3	4500	N	N	17007 135TH PL SW
2	078600	0050	5/22/2003	206300	690	0	5	1920	3	3375	N	N	17113 136TH PL SW
2	888700	0880	12/8/2004	232000	530	530	6	1942	4	12700	N	N	10432 SW 112TH ST
2	888700	0875	7/25/2003	187000	600	0	6	1922	4	25000	N	N	10337 SW 110TH ST
2	352302	9049	8/19/2003	298000	720	380	6	1972	3	11761	Y	Y	18925 SUNSET RD SW
2	078600	0400	1/27/2004	202000	770	0	6	1922	3	15750	N	N	17105 WESTSIDE HW SW
2	888700	1314	4/9/2004	247500	780	0	6	1990	3	27090	N	N	11437 VASHON HW SW
2	078600	0265	7/25/2003	222000	840	0	6	1926	3	3300	N	N	13513 SW 170TH ST
2	078600	0155	7/29/2004	192000	860	0	6	1930	3	2800	N	N	17118 136TH PL SW
2	888700	1752	3/14/2003	212000	880	0	6	1964	3	9100	N	N	10336 SW 117TH PL
2	078600	0345	12/13/2004	262000	910	0	6	1920	3	7684	N	N	17109 135TH PL SW
2	182303	9067	7/21/2004	365000	950	510	6	1932	4	13680	Y	Y	13317 BURMA RD SW
2	078600	0010	7/31/2003	224500	1010	0	6	1918	3	4800	N	N	17019 136TH PL SW
2	888700	0966	8/2/2004	249100	1180	0	6	1928	3	9125	N	N	10414 SW 112TH ST
2	816400	0120	5/24/2004	340000	890	830	7	1968	3	10650	Y	Y	11904 SYLVAN BEACH WALK SW
2	668300	0030	9/23/2004	369500	990	630	7	1980	3	14300	Y	N	11146 109TH AV SW
2	668300	0220	10/14/2003	215000	1010	0	7	1963	3	13871	N	N	10735 SW 110TH ST
2	072303	9176	5/2/2003	339000	1050	0	7	1969	4	19602	Y	N	11515 105TH PL SW
2	888700	1738	7/21/2004	305000	1100	1010	7	1962	4	11700	N	N	10311 SW 116TH PL
2	182303	9035	4/12/2004	310000	1150	240	7	1961	3	42313	Y	N	11309 SW CEDARHURST RD

***Improved Sales Used in this Annual Update Analysis***  
**Area 100**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Fin Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	888700	1622	1/30/2004	289000	1150	480	7	1951	3	17710	N	N	11638 103RD AV SW
2	668300	0230	4/16/2004	280000	1170	600	7	1972	3	10500	N	N	11012 PALISADES AV SW
2	252302	9122	4/16/2004	423500	1180	730	7	1963	3	110642	Y	N	16204 CRESCENT DR SW
2	888700	0912	9/22/2003	300000	1180	500	7	1980	3	15500	N	N	10625 SW 110TH ST
2	668310	0010	5/22/2004	390000	1210	0	7	1961	3	17280	Y	Y	11079 PATTEN LN SW
2	888700	0690	9/13/2003	275000	1260	800	7	1968	3	20000	N	N	10503 SW COWAN RD
2	888700	1635	6/24/2004	302900	1270	0	7	1980	3	35305	N	N	11650 103RD AV SW
2	242302	9219	10/1/2003	315000	1310	600	7	1966	4	60112	N	N	15303 WESTSIDE HW SW
2	182303	9183	6/16/2004	352000	1320	0	7	1980	3	117176	N	N	10608 SW CEDARHURST RD
2	888700	1760	9/7/2004	299500	1320	0	7	1986	3	22252	N	N	10315 SW 117TH PL
2	262302	9040	10/1/2003	340000	1330	0	7	1987	3	12002	Y	Y	16929 COVE WALK SW
2	888700	0720	2/24/2003	335000	1360	440	7	1979	3	20000	N	N	10616 SW 110TH ST
2	072303	9114	8/28/2003	490000	1380	0	7	1953	3	13793	Y	Y	11265 SW CORBIN BEACH RD
2	019450	0080	12/14/2004	382000	1400	500	7	1999	3	41985	N	N	13446 108TH AV SW
2	888700	1765	8/20/2003	265000	1510	0	7	1954	4	17550	N	N	11811 103RD AV SW
2	668310	0290	7/17/2003	412000	1530	0	7	1968	3	11505	Y	Y	10929 POINT VASHON DR SW
2	019450	0140	7/24/2003	465000	1580	700	7	1965	4	79848	N	N	13320 108TH AV SW
2	132302	9030	7/9/2004	665000	1640	0	7	2002	3	91040	Y	Y	11840 SW CEDARHURST RD
2	262302	9050	6/26/2003	382000	1660	0	7	1913	4	43560	N	N	17329 WESTSIDE HW SW
2	182303	9188	3/27/2003	379000	1790	0	7	1968	3	153350	Y	N	13470 108TH AV SW
2	888700	1166	1/12/2004	297500	1850	0	7	1987	3	20150	Y	N	11322 103RD AV SW
2	888700	1645	11/4/2003	330000	1880	900	7	1981	3	51400	N	N	11727 VASHON HW SW
2	182303	9055	9/19/2004	500000	2130	0	7	1981	3	14400	Y	Y	13133 BURMA RD SW
2	888700	1805	4/24/2004	329500	2300	0	7	1990	3	20125	N	N	11925 103RD AV SW
2	182303	9121	5/3/2004	732000	1460	1100	8	1990	3	19600	Y	Y	13415 BURMA RD SW
2	888700	0700	6/9/2003	352000	1560	780	8	1977	3	20000	N	N	10525 SW COWAN RD
2	072303	9172	4/25/2003	371500	1600	0	8	1976	3	19040	Y	N	11514 104TH PL SW
2	668300	0255	2/28/2003	290000	1700	420	8	1980	3	18850	N	N	11114 PALISADES AV SW
2	693060	0125	2/26/2003	725000	1740	1260	8	1950	4	13400	Y	Y	11030 SW BILOXI RD
2	761720	0110	4/2/2004	428500	1740	1200	8	1986	3	18180	Y	N	11535 SEA BREEZE AV SW
2	072303	9201	3/20/2003	409000	1850	1430	8	1984	3	15094	Y	N	10706 SW 116TH ST

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**Area 100**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Fin Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	019450	0040	11/12/2004	510000	2060	0	8	1965	3	43192	N	N	13315 108TH AV SW
2	888700	0505	7/2/2003	600000	2060	630	8	1980	3	32540	Y	N	10530 SW COWAN RD
2	668300	0145	5/27/2003	397500	2460	0	8	2003	3	15210	Y	N	10709 SW COWAN RD
2	668300	0065	10/1/2004	610000	1310	940	9	1963	4	17000	Y	N	11055 PALISADES AV SW
2	668300	0140	10/6/2003	625000	2100	990	9	1970	3	20976	Y	N	10710 SW COWAN RD
3	153520	0270	12/17/2004	160000	870	0	5	1918	4	5076	Y	N	20534 80TH LN SW
3	888700	1211	5/13/2004	275000	1010	0	5	1918	5	17704	N	N	11207 99TH AV SW
3	212303	9001	4/21/2003	264000	540	360	6	1942	3	19602	Y	Y	8250 SW HAWTHORNE LN
3	153520	2445	10/31/2003	240000	640	460	6	1988	3	6720	Y	N	20232 77TH PL SW
3	278160	0250	4/27/2004	305000	740	340	6	1930	4	46173	Y	Y	8528 SW 152ND LN
3	292303	9133	4/29/2004	201000	790	0	6	1945	4	9500	N	N	9620 SW BANK RD
3	182303	9050	9/10/2004	253000	800	0	6	1926	4	67667	N	N	10536 SW 132ND PL
3	082303	9064	8/12/2003	219000	830	0	6	1963	4	16988	Y	Y	11618 DOLPHIN POINT TRL SW
3	888700	0085	10/6/2003	246250	890	0	6	1930	3	16536	Y	Y	9804 SW BUNKER TRL
3	255150	0060	12/8/2003	172000	960	0	6	1971	3	9717	N	N	8742 SW 190TH ST
3	255150	0070	10/3/2003	163000	960	0	6	1971	3	9702	N	N	8748 SW 190TH ST
3	322303	9067	6/15/2004	285000	1120	780	6	1965	4	259182	N	N	19026 BEALL RD SW
3	255150	0290	12/22/2004	205000	1220	0	6	1981	4	9600	N	N	19022 87TH PL SW
3	255150	0180	6/21/2004	218000	1250	0	6	1971	4	9486	N	N	19003 87TH PL SW
3	255150	0160	5/22/2003	163000	1270	0	6	1973	3	10608	N	N	8741 SW 190TH ST
3	153520	0345	11/29/2004	349000	1290	0	6	1975	4	24734	Y	Y	20540 CHAUTAUQUA BEACH RD SW
3	182303	9132	10/13/2004	352000	1398	0	6	1919	5	69696	Y	N	13408 VASHON HW SW
3	255150	0150	3/21/2003	199900	1430	0	6	1973	4	9600	N	N	8749 SW 190TH ST
3	255150	0110	6/16/2003	215000	1540	0	6	1973	4	9600	N	N	8768 SW 190TH ST
3	212303	9031	4/26/2004	420000	730	500	7	1992	4	11325	Y	Y	8214 SW HAWTHORNE LN
3	888700	1955	6/18/2003	255000	910	0	7	1998	3	39343	N	N	12025 104TH LN SW
3	072303	9147	4/9/2003	349500	1100	960	7	1966	3	30796	Y	Y	9905 SW 123RD PL
3	212303	9051	10/8/2004	513000	1220	600	7	1966	4	27007	Y	Y	15609 SHANAHAN RD SW
3	888700	1282	8/20/2004	270000	1300	0	7	1962	4	11375	N	N	11325 99TH AV SW
3	888700	1447	3/20/2003	275000	1310	0	7	1997	3	21600	N	N	11412 98TH AV SW
3	322303	9237	12/2/2003	315000	1420	0	7	1984	3	131986	N	N	17913 MCLEAN RD SW

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3	261737	0030	6/3/2003	253500	1420	0	7	1997	3	10022	N	N	17519 95TH PL SW
3	261737	0040	9/23/2003	262500	1450	0	7	1997	3	6485	N	N	17507 95TH PL SW
3	261737	0040	5/20/2003	255000	1450	0	7	1997	3	6485	N	N	17507 95TH PL SW
3	322303	9163	5/10/2004	320000	1470	0	7	1975	4	59677	N	N	8728 SW 184TH ST
3	249560	0090	6/24/2003	236000	1490	0	7	1976	4	56197	N	N	19921 87TH AV SW
3	292303	9284	10/13/2004	300000	1490	720	7	1973	3	53578	N	N	9412 SW GORSUCH RD
3	261737	0070	5/21/2003	260000	1510	0	7	1997	3	5688	N	N	17429 95TH PL SW
3	082303	9057	7/1/2003	238500	1610	0	7	1963	3	19602	N	N	9730 SW 117TH ST
3	249560	0020	4/26/2004	274000	1670	0	7	1979	3	15600	N	N	8908 SW CEMETERY RD
3	072303	9133	4/25/2003	410000	1690	340	7	1987	4	27388	Y	Y	12416 CUNLIFFE RD SW
3	322303	9134	2/17/2004	292000	1690	0	7	1986	3	115434	N	N	17809 MCLEAN RD SW
3	261737	0120	9/8/2004	324000	1750	0	7	2000	3	7420	N	N	17422 95TH PL SW
3	322303	9136	5/24/2004	275000	2400	0	7	1971	3	111078	N	N	19107 RIDGE RD SW
3	052203	9122	6/9/2003	270000	1205	1205	8	1959	4	24829	N	N	20313 RIDGE RD SW
3	153520	2130	2/3/2004	364750	1248	0	8	2002	3	42000	N	N	20205 CHAUTAUQUA BEACH RD SW
3	153520	0390	7/29/2004	610000	1366	0	8	1993	3	5775	Y	Y	20528 CHAUTAUQUA BEACH RD SW
3	052203	9168	4/15/2004	312000	1484	0	8	1999	3	20098	N	N	20415 87TH PL SW
3	202303	9137	4/28/2004	410000	1760	800	8	1967	4	43560	Y	N	8950 SW 146TH PL
3	153520	3365	1/4/2004	275000	1880	0	8	1993	3	28800	N	N	20616 87TH AV SW
3	202303	9118	5/12/2003	356500	1890	0	8	1959	4	19602	Y	N	8928 SW 146TH PL
3	052203	9006	2/26/2003	385000	2040	0	8	1990	3	226730	N	N	19314 BEALL RD SW
3	322303	9138	4/8/2004	496750	2040	0	8	2000	3	90604	Y	Y	17920 MCLEAN RD SW
3	202303	9051	10/3/2003	620000	2060	1730	8	1990	3	48948	Y	Y	14524 GLEN ACRES RD SW
3	082303	9028	5/5/2003	285000	2070	0	8	1996	3	41382	Y	Y	11802 DOLPHIN POINT TRL SW
3	072303	9140	7/28/2003	379000	2190	0	8	1979	3	72217	Y	N	12028 CUNLIFFE RD SW
3	042203	9025	1/28/2003	443500	2320	0	8	1997	3	11430	Y	Y	8060 SW KLAHANIE RD
3	322303	9236	7/12/2004	399900	2810	0	8	1991	3	118918	N	N	17823 MCLEAN RD SW
3	278160	0050	6/10/2003	485000	3650	0	8	1989	3	85813	Y	N	14737 GLEN ACRES RD SW
3	888700	0325	8/6/2004	580000	1480	800	9	1964	4	32906	Y	N	9916 SW 112TH ST
3	202303	9122	11/17/2003	557000	3280	0	9	1991	3	62465	Y	N	8934 SW 146TH PL
3	052203	9140	3/9/2004	570000	2170	650	10	1964	4	49810	Y	N	19310 RIDGE RD SW

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5	793000	0285	7/6/2004	289000	760	0	5	1908	4	4586	Y	N	14759 SW SPRING BEACH RD
5	262202	9030	6/15/2004	232000	530	290	6	1948	4	3750	Y	Y	25630 BATES WALK SW
5	262202	9047	5/14/2004	260000	860	0	6	1912	4	21780	Y	Y	26004 BATES WALK SW
5	232202	9008	11/24/2003	250000	1590	0	6	1903	3	213008	N	N	24725 WAX ORCHARD RD SW
5	262202	9041	9/5/2003	210000	540	290	7	1957	4	44431	Y	Y	25802 BATES WALK SW
5	022102	9134	7/15/2003	334000	880	600	7	1986	3	36447	Y	Y	14505 SW POHL RD
5	262202	9042	1/2/2004	312000	1080	230	7	1978	5	9405	Y	Y	25702 BATES WALK SW
5	352202	9002	5/14/2003	280000	1160	0	7	1960	3	60113	N	N	27419 VASHON HW SW
5	022102	9137	6/11/2003	573000	1290	1120	7	1967	4	108464	Y	Y	14549 SW POHL RD
5	793000	0280	6/26/2003	695000	1600	480	7	1912	4	48351	Y	Y	14763 SW SPRING BEACH RD
5	022102	9025	4/16/2003	465000	1610	810	7	1988	3	91911	Y	Y	14003 SW POHL RD
5	112202	9050	6/14/2004	340000	1670	0	7	1996	3	64033	N	N	21532 135TH AV SW
5	352202	9054	11/10/2003	315000	1760	0	7	1999	3	99316	N	N	28220 133RD AV SW
5	112202	9067	8/23/2004	430000	1870	0	7	1992	3	104108	N	N	22215 WAX ORCHARD RD SW
5	142202	9092	3/23/2004	335000	2230	0	7	1980	3	386812	N	N	13814 SW REDDINGS BEACH RD
5	022202	9073	2/19/2004	313000	2270	0	7	1968	3	104108	N	N	19915 WESTSIDE HW SW
5	262202	9056	6/11/2004	444500	2280	0	7	1988	3	187308	N	N	26303 WAX ORCHARD RD SW
5	232202	9065	8/17/2004	575000	1100	0	8	2004	3	54450	Y	Y	13959 SW 248TH ST
5	232202	9150	8/18/2004	365000	1580	0	8	1996	3	42689	N	N	24609 WAX ORCHARD RD SW
5	232202	9098	10/27/2004	430000	1660	0	8	1996	3	49658	N	N	24427 WAX ORCHARD RD SW
5	232202	9051	2/20/2003	510000	1750	630	8	1949	5	21344	Y	Y	25533 140TH LN SW
5	142202	9006	5/22/2004	585000	2936	500	8	2001	3	186001	N	N	13607 SW 224TH ST
5	352202	9105	1/14/2004	485000	2390	0	9	1991	3	435600	N	N	28300 137TH AV SW
6	127220	0032	8/13/2004	240000	640	0	6	1960	3	7890	Y	Y	10417 SW 240TH PL
6	252202	9028	4/22/2003	186000	770	0	6	1991	3	108900	N	N	12601 SW 264TH ST
6	700320	0120	7/9/2004	367000	840	0	6	1937	3	25600	Y	Y	8907 SW QUARTERMASTER DR
6	082203	9078	9/13/2004	255000	960	0	6	1920	4	37411	N	N	9808 SW 216TH ST
6	888600	0093	4/6/2004	250000	960	0	6	1970	3	28800	N	N	21428 86TH AV SW
6	534160	0130	1/30/2003	185400	1010	0	6	1980	3	29800	Y	N	13020 SW 298TH ST
6	534160	0180	9/23/2003	166000	1050	0	6	1990	3	25375	Y	N	29908 129TH PL SW
6	700420	0060	11/11/2004	236000	1270	0	6	1991	3	20000	N	N	12040 SW 250TH WY

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6	606760	0035	4/21/2003	254000	1400	0	6	1971	3	20000	Y	N	23027 VASHON HW SW
6	534170	0040	8/12/2003	198000	1420	0	6	1993	3	23598	Y	N	29735 128TH AV SW
6	888600	0091	8/11/2003	242000	1550	0	6	1970	4	28800	N	N	21404 86TH AV SW
6	172203	9059	6/24/2003	252500	1600	0	6	1968	3	25415	Y	N	9802 SW 238TH ST
6	202203	9082	8/16/2004	420000	1640	0	6	1985	3	29647	Y	Y	9325 SW BAYVIEW DR
6	362202	9049	9/24/2004	299000	1740	0	6	1960	4	217800	N	N	12632 SW 276TH ST
6	052203	9158	6/10/2003	279000	2060	0	6	1908	4	39639	N	N	20610 VASHON HW SW
6	082203	9070	11/20/2003	389000	1160	0	7	1943	4	54450	Y	Y	8430 SW QUARTERMASTER DR
6	639800	0170	4/30/2004	359250	1160	0	7	1937	5	13315	Y	N	22501 100TH PL SW
6	012102	9073	6/9/2003	220000	1200	0	7	1978	4	58370	N	N	12914 SW 297TH WY
6	182203	9211	8/11/2004	327500	1270	0	7	1973	4	35100	N	N	23717 107TH AV SW
6	192203	9020	7/15/2003	317000	1310	0	7	1986	3	5662	Y	N	10331 SW 240TH PL
6	182203	9132	8/20/2003	258000	1350	0	7	1960	4	19500	N	N	10724 SW 238TH ST
6	127220	0040	11/5/2004	432000	1410	0	7	1998	3	15000	Y	N	10423 SW BURTON DR
6	242202	9110	10/28/2003	297000	1460	840	7	1971	3	87120	N	N	11709 SW SHAWNEE RD
6	192203	9079	8/2/2004	400000	1540	0	7	1964	3	8712	Y	Y	24032 VASHON HW SW
6	252202	9144	10/2/2003	398500	1700	0	7	2000	3	230868	N	N	13011 SW 267TH LN
6	192203	9060	5/23/2003	427000	1750	570	7	1968	3	24829	Y	Y	24424 VASHON HW SW
6	012102	9105	6/30/2003	297500	1780	0	7	1957	4	33105	Y	N	29768 128TH AV SW
6	182203	9094	5/12/2003	410000	1840	0	7	1986	3	81457	Y	N	10531 SW 238TH ST
6	534160	0110	8/16/2003	295000	1870	0	7	1994	3	30300	N	N	13009 SW 297TH WY
6	059400	0130	6/12/2003	452000	1960	1150	7	1967	3	16150	Y	Y	23030 VASHON HW SW
6	534170	0060	9/16/2003	229500	2080	0	7	1995	3	21400	Y	N	29757 128TH AV SW
6	639800	0385	9/15/2004	395600	2270	0	7	1979	3	15176	Y	Y	10228 SW 227TH ST
6	772860	0065	8/26/2003	475000	2380	0	7	1951	4	25271	Y	Y	24534 VASHON HW SW
6	639800	0012	7/22/2003	350000	720	0	8	1997	3	70567	Y	N	10100 SW QUARTERMASTER DR
6	172203	9067	3/30/2004	323000	1280	700	8	1978	3	14374	N	N	23827 97TH AV SW
6	172203	9026	4/29/2003	679300	1350	170	8	1965	4	13939	Y	Y	9745 SW HARBOR DR
6	082203	9076	8/11/2004	408000	1480	1480	8	1958	3	125888	N	N	8904 SW QUARTERMASTER DR
6	700420	0180	10/5/2004	252200	1550	380	8	1963	4	18432	N	N	25130 122ND AV SW
6	356380	0125	8/27/2003	385900	1570	860	8	1992	3	81021	N	N	23145 VASHON HW SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 100**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Fin Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	132202	9026	5/20/2004	352000	1690	0	8	1965	4	217800	N	N	11918 SW 236TH ST
6	362202	9048	3/30/2004	532000	1810	620	8	1999	4	217800	N	N	12830 SW 276TH ST
6	182203	9163	12/16/2004	375000	2000	0	8	1990	3	71438	N	N	23406 115TH AV SW
6	082203	9030	6/6/2003	690000	2010	360	8	1930	5	488307	Y	N	22024 MONUMENT RD SW
6	022102	9144	5/1/2003	330000	2240	0	8	1984	4	218215	N	N	29815 131ST AV SW
6	182203	9136	4/19/2003	349500	2260	440	8	1985	3	12196	Y	N	10408 SW 238TH ST
6	231640	0285	11/30/2004	400000	2490	0	8	2003	3	20600	N	N	21030 TRAMP HARBOR RD SW
6	132202	9054	7/7/2003	479000	2570	0	8	1991	3	269200	N	N	23603 OLD MILL RD SW
6	888600	0135	5/28/2004	589000	2960	0	8	1993	3	277041	N	N	21419 86TH AV SW
6	082203	9111	8/12/2003	533000	2120	0	9	1997	3	198198	Y	N	9731 SW ELISHA LN
6	639800	0015	4/8/2003	1050000	2410	800	9	1931	5	48351	Y	Y	22526 99TH LN SW
6	202203	9036	5/28/2003	823000	2570	1190	9	1964	4	40330	Y	Y	9423 SW BAYVIEW DR
6	639800	0386	6/21/2004	480000	3510	0	9	1990	3	18252	Y	N	10212 SW 228TH ST
6	639860	0025	8/23/2004	1295000	2320	1480	10	1974	5	47916	Y	Y	22532 100TH PL SW
7	742760	0230	1/6/2003	274000	640	0	5	1919	4	11406	Y	Y	28523 MANZANITA BEACH RD SW
7	742760	0230	7/14/2003	290000	640	0	5	1919	4	11406	Y	Y	28523 MANZANITA BEACH RD SW
7	855000	1535	11/21/2003	231500	900	280	5	1980	3	3507	Y	Y	27716 MANZANITA BEACH RD SW
7	302203	9078	7/11/2003	300700	670	0	6	1961	4	27007	Y	Y	26807 HAKE RD SW
7	302203	9090	10/13/2004	315000	1030	0	6	1987	3	18730	Y	Y	27131 HAKE RD SW
7	855000	1570	1/9/2004	202000	1220	0	6	1904	3	9535	Y	Y	27738 MANZANITA BEACH RD SW
7	302203	9027	6/9/2004	440000	1630	0	6	1990	3	27442	Y	Y	26013 101ST PL SW
7	302203	9025	4/16/2004	399000	796	0	7	1999	3	9780	Y	Y	26003 101ST PL SW
7	162203	9156	12/23/2003	535000	1100	550	7	1987	3	47916	Y	Y	22711 KINGSBURY RD SW
7	302203	9095	8/10/2004	437500	1100	540	7	1974	3	50965	Y	Y	26929 HAKE RD SW
7	387440	0320	10/7/2004	315500	1100	960	7	1975	4	24925	N	N	8030 SW 234TH ST
7	755880	0560	6/24/2003	315000	1150	830	7	1978	3	13230	Y	N	27545 SANDY SHORES DR SW
7	755880	0450	4/15/2004	280000	1210	0	7	1980	3	34800	Y	N	9016 SW 275TH ST
7	755880	0450	4/22/2003	255000	1210	0	7	1980	3	34800	Y	N	9016 SW 275TH ST
7	755880	0190	7/1/2003	235000	1360	0	7	1993	3	16280	Y	N	9318 SW 275TH ST
7	387440	0400	9/8/2003	265500	1710	0	7	1978	3	18588	N	N	23431 80TH AV SW
7	212203	9104	4/8/2004	475000	1850	0	7	1973	3	62726	Y	Y	24245 DOCKTON RD SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 100**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Fin Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
7	079250	0010	9/14/2004	350000	1970	0	7	2001	3	25208	Y	N	26817 94TH AV SW
7	755880	0390	5/4/2004	306000	1990	0	7	1977	3	80586	Y	N	27420 90TH AV SW
7	755880	0530	7/15/2004	398000	1990	0	7	1967	4	13920	Y	N	27571 SANDY SHORES DR SW
7	279470	0130	12/24/2003	232000	1130	0	8	1991	3	17850	Y	N	9250 SW SUMMERHURST RD
7	079250	0060	9/2/2003	268000	1570	0	8	1957	3	27000	Y	N	9613 SW 268TH ST
7	205120	0085	7/15/2004	470000	1570	1140	8	1964	3	13275	Y	Y	9702 SW DOCK ST
7	322203	9076	10/9/2004	429000	1610	0	8	1982	3	28314	Y	Y	27416 SANDY SHORES DR SW
7	079250	0040	9/11/2003	315000	1710	680	8	1959	3	27000	Y	N	9515 SW 268TH ST
7	162203	9095	9/16/2003	670000	1830	720	8	1966	3	42689	Y	Y	22727 KINGSBURY RD SW
7	755880	0310	3/3/2003	402000	2220	1010	8	1983	3	26885	Y	N	9025 SW 274TH ST
7	312203	9063	7/2/2004	545000	2680	0	8	1990	3	431244	N	N	27405 99TH AV SW
7	162203	9206	5/15/2004	599500	3460	0	8	1989	3	92444	Y	N	23413 77TH AV SW
7	079250	0050	6/9/2004	435000	2640	0	9	1990	3	27000	Y	N	9531 SW 268TH ST
7	312203	9069	8/13/2003	555000	3048	0	9	2001	3	34936	Y	N	28633 99TH AV SW
7	205120	0407	7/23/2004	825000	2010	0	10	1997	3	100623	Y	N	9417 SW 266TH LN
8	521620	0090	12/30/2003	339000	830	0	6	1928	4	26966	Y	Y	7314 SW MAURY PARK RD
8	142203	9001	9/24/2003	412000	1100	0	6	1916	3	14139	Y	Y	4412 SW LUANA BEACH RD
8	162203	9029	7/9/2004	427750	1600	0	6	1916	3	199504	N	N	6701 SW POINT ROBINSON RD
8	222203	9006	7/9/2004	410000	980	0	7	1999	3	164697	N	N	5406 SW 244TH
8	281710	0560	7/16/2003	255000	1000	600	7	1968	3	9680	Y	N	7823 SW 259TH PL
8	281710	0950	7/16/2004	272000	1040	920	7	1979	3	11250	Y	N	7632 SW 258TH CT
8	281710	0160	6/25/2004	215000	1090	0	7	1978	3	9750	N	N	7727 SW 256TH ST
8	281710	0150	4/9/2004	184900	1100	0	7	1993	3	9750	N	N	7805 SW 256TH ST
8	281710	0330	2/13/2003	177000	1250	0	7	1983	3	9600	N	N	7614 SW 257TH ST
8	281710	0010	10/2/2003	265000	1300	600	7	1981	3	10160	N	N	25818 79TH AV SW
8	281710	0100	6/2/2004	195000	1400	0	7	1980	3	9576	N	N	25624 79TH AV SW
8	281710	0230	8/13/2004	227500	1660	0	7	1998	3	9750	N	N	7607 SW 256TH ST
8	281710	0310	6/29/2004	235500	1660	0	7	1998	3	9600	N	N	7600 SW 257TH ST
8	152203	9016	6/17/2003	450000	1670	0	7	1918	4	65776	N	N	23226 63RD AV SW
8	521620	0120	9/1/2004	455000	1750	200	7	1930	3	25183	Y	Y	7412 SW MAURY PARK RD
8	281710	0180	2/23/2004	242850	1810	0	7	1980	3	19500	N	N	7713 SW 256TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 100**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Fin Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	281721	0250	2/12/2004	324000	1810	0	7	1981	4	18000	Y	N	25730 GOLD BEACH DR SW
8	212203	9113	9/23/2003	480000	1900	390	7	2004	3	217800	Y	N	7404 SW 255TH ST
8	281721	0300	9/19/2004	375000	2050	0	7	1990	3	11745	Y	N	25838 75TH AV SW
8	212203	9105	5/27/2004	446100	2660	600	7	1973	3	204732	N	N	7009 SW 240TH ST
8	281710	0260	11/14/2004	249440	1080	1010	8	1980	3	9750	Y	N	7519 SW 256TH ST
8	281721	0010	3/24/2004	560000	1300	1470	8	1993	3	10375	Y	Y	25860 GOLD BEACH DR SW
8	152203	9005	9/27/2004	704500	1430	790	8	1989	3	112200	Y	Y	23016 64TH AV SW
8	281721	0440	4/22/2003	367500	1640	950	8	1979	3	12750	Y	N	25777 GOLD BEACH DR SW
8	281710	0750	12/18/2003	312450	1670	0	8	2000	3	9680	Y	N	7607 SW 258TH CT
8	281721	0380	4/19/2004	384500	1770	0	8	1995	3	11900	Y	N	25713 GOLD BEACH DR SW
8	232203	9107	3/8/2004	374500	2140	0	8	1991	3	12260	Y	N	24107 49TH PL SW
8	142203	9093	7/7/2004	610000	2840	0	8	1990	3	232610	N	N	23712 49TH AV SW
8	212203	9110	2/13/2004	387000	2940	0	8	1978	3	189486	Y	N	7112 SW 248TH ST
8	232203	9110	3/18/2004	353000	1810	0	9	1991	3	12260	Y	N	24220 48TH PL SW
8	142203	9090	2/6/2004	592500	2161	0	9	2000	3	228690	N	N	23725 49TH AV SW
8	142203	9090	1/14/2003	545000	2161	0	9	2000	3	228690	N	N	23725 49TH AV SW
8	281720	0080	7/23/2004	725000	1670	1670	10	1983	4	16125	Y	Y	25866 GOLD BEACH DR SW
8	281721	0210	5/15/2003	425000	2632	0	10	2000	3	18000	Y	N	7219 SW 257TH CT

***Improved Sales Removed from this Annual Update Analysis***  
**Area 100**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	012202	9026	2/9/03	\$278,500	TIMBER AND FOREST LAND OpenSpace
001	012202	9057	1/7/04	\$468,000	OPEN SPACE DESIGNATION CONTINUED
001	052203	9071	10/27/04	\$108,836	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
001	072203	9056	3/15/04	\$160,000	SALE TO LLC - EST LESS THAN MARKET TRANSACTION
001	072203	9081	4/7/04	\$189,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	072203	9081	11/25/03	\$273,549	EXEMPT FROM EXCISE TAX
001	072203	9157	6/9/03	\$315,000	SELLER IS EQUITY CORP -PRIOR SALE FORECLOSURE
001	122202	9082	2/26/04	\$379,000	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
001	122202	9096	3/9/04	\$290,000	Obsol
001	122202	9100	9/23/03	\$266,500	DIAGNOSTIC OUTLIER
001	192303	9001	10/18/04	\$330,000	UnFinArea
001	192303	9006	7/30/03	\$350,000	PrevImp<=10K
001	242302	9226	8/29/03	\$375,000	RELOCATION - SALE BY SERVICE
001	242302	9226	8/29/03	\$375,000	RELOCATION - SALE TO SERVICE
001	242302	9233	9/11/03	\$96,900	ImpCountQUIT CLAIM DEED DORRatio
001	252302	9038	2/20/04	\$306,000	MOBILE HOME
001	252302	9157	12/3/03	\$102,000	DORRatio
001	302303	9098	1/15/03	\$378,000	PROPERTY ASSESSED DIFF THAN PROP SOLD
001	302303	9164	3/30/04	\$25,000	DORRatio
001	302303	9208	9/16/04	\$102,500	LACK OF REPRESENTATION
001	302303	9235	10/13/04	\$230,000	PROPERTY ASSESSED DIFF THAN PROP SOLD
001	312303	9118	10/27/04	\$100,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
001	322303	9155	8/25/04	\$258,000	ImpCount
001	352302	9009	7/18/03	\$500,000	MOBILE HOME
001	888760	0030	12/13/04	\$330,000	%Compl ActivePermitBeforeSale>25K
001	888760	0100	12/15/04	\$380,000	%Compl ActivePermitBeforeSale>25K
002	072303	9117	10/5/04	\$171,655	ImpCountQUIT CLAIM DEED; PARTIAL INTEREST
002	078600	0250	10/4/04	\$108,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	182303	9189	9/27/04	\$1,500,000	ImpCount
002	242302	9009	5/24/04	\$369,000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
002	242302	9248	1/23/04	\$894,000	DIAGNOSTIC OUTLIER
002	252302	9055	4/19/04	\$389,000	ImpCount
002	262302	9013	10/8/03	\$175,575	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
002	262302	9066	5/22/03	\$5,000	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
002	352302	9049	5/8/04	\$389,000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
002	668310	0400	6/3/03	\$430,000	PARTIAL INTEREST (103, 102, Etc.)
002	888700	0395	1/15/03	\$101,439	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
002	888700	1622	7/9/04	\$385,000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
002	888700	1741	1/12/04	\$170,000	LACK OF REPRESENTATION
003	052203	9135	6/10/03	\$248,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	082303	9062	8/29/03	\$700,000	Obsol
003	153520	0430	2/26/03	\$490,000	DIAGNOSTIC OUTLIER
003	153520	0855	8/26/04	\$57,306	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
003	153520	1210	9/18/03	\$129,000	LACK OF REPRESENTATION
003	153520	2956	5/15/04	\$275,000	ImpCount

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**Area 100**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	172303	9039	2/17/04	\$137,500	SALE FROM TRUSTEES TO LLC
003	202303	9165	12/22/04	\$297,500	ImpCount
003	212303	9026	9/1/04	\$500,000	ImpCount
003	249560	0076	1/28/04	\$23,360	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
003	249560	0079	3/17/04	\$340,000	UnFinArea
003	292303	9175	7/29/04	\$114,242	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
003	292303	9287	4/21/03	\$310,000	LACK OF REPRESENTATION
003	322303	9088	8/8/03	\$250,000	CORPORATE SALE - EST NOT AT MARKET
003	322303	9130	2/26/04	\$189,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	322303	9158	3/26/03	\$180,000	Obsol
003	322303	9223	2/26/04	\$396,000	DIAGNOSTIC OUTLIER
003	322303	9236	2/11/04	\$215,000	EST LESS THAN MARKET - RE-SOLD 7/04 FOR 399,900
003	888700	0050	6/8/03	\$110,000	DORRatio
003	888700	0186	9/14/03	\$438,000	DIAGNOSTIC OUTLIER
003	888700	1215	6/1/04	\$9,464	QUIT CLAIM DEED DORRatio
003	888700	1986	5/15/03	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	022102	9018	4/27/04	\$250,000	DIAGNOSTIC OUTLIER
005	022102	9021	9/13/04	\$855,000	ImpCount
005	022102	9047	8/27/03	\$25,500	PrevImp<=10K DORRatio
005	022102	9051	6/9/04	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	022102	9079	4/26/04	\$400,000	Obsol ActivePermitBeforeSale>25K
005	022202	9066	4/15/03	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	112202	9020	8/11/04	\$547,000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
005	112202	9130	9/20/04	\$975,000	RELOCATION - SALE BY SERVICE
005	112202	9130	9/16/04	\$975,000	RELOCATION - SALE TO SERVICE
005	142202	9031	10/28/03	\$335,000	%Compl
005	142202	9061	9/2/04	\$613,000	DIAGNOSTIC OUTLIER
005	142202	9062	10/23/03	\$177,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	142202	9123	4/15/03	\$74,216	PARTIAL INTEREST (103, 102, Etc.) DORRatio
005	232202	9045	9/13/04	\$1,100,000	EST PROP ASSESSED DIFF THAN PROP SOLD
005	232202	9129	12/8/04	\$200,000	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
005	262202	9080	5/16/03	\$385,000	LACK OF REPRESENTATION
005	352202	9031	1/8/04	\$235,000	Obsol UnFinArea
005	352202	9121	4/24/03	\$295,000	ImpCount
005	352202	9144	10/22/04	\$559,000	Obsol UnFinArea
006	012102	9018	5/27/03	\$70,000	DORRatio
006	082203	9023	12/18/04	\$175,000	%NetCond
006	082203	9023	12/10/04	\$250,000	%NetCond
006	092203	9003	8/13/03	\$555,000	ImpCount
006	126920	0371	4/4/03	\$565,000	DIAGNOSTIC OUTLIER
006	126920	0375	8/26/04	\$122,000	PARTIAL INTEREST (103, 102, Etc.)
006	132202	9039	1/27/04	\$417,500	TIMBER AND FOREST LANDOpenSpace0
006	132202	9052	11/12/04	\$386,000	Obsol
006	172203	9060	3/17/04	\$789,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	182203	9084	8/23/04	\$32,300	PARTIAL INTEREST (103, 102, Etc.)

***Improved Sales Removed from this Annual Update Analysis***  
**Area 100**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	182203	9165	4/19/04	\$16,438	QUIT CLAIM DEED DORRatio
006	182203	9231	7/1/04	\$115,000	DORRatio
006	192203	9004	4/8/03	\$52,000	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
006	192203	9037	11/18/04	\$120,000	Obsol DORRatio
006	192203	9064	7/7/03	\$180,000	PrevImp<=10K
006	192203	9064	10/22/04	\$182,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	202203	9038	10/28/04	\$475,000	ImpCount
006	202203	9042	1/27/03	\$60,000	QUIT CLAIM DEED DORRatio
006	202203	9063	11/6/03	\$100,000	ImpCount DORRatio
006	252202	9005	6/4/03	\$13,200	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
006	252202	9087	3/1/03	\$98,500	DORRatio
006	311040	0025	9/28/04	\$85,000	PrevImp<=10K
006	356380	0015	2/13/04	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	503180	0240	4/26/04	\$72,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	534170	0060	4/14/04	\$233,000	1031 TRADE; STATEMENT TO DOR
006	700320	0110	12/13/03	\$380,000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
006	888600	0077	4/26/04	\$151,161	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
007	033600	0067	10/8/03	\$45,217	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
007	205120	0280	3/21/04	\$2,000	Obsol DORRatio
007	205120	0463	2/20/04	\$57,718	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
007	205120	0506	8/28/03	\$159,500	LACK OF REPRESENTATION
007	212203	9052	8/31/04	\$340,250	RELATED PARTY, FRIEND, OR NEIGHBOR
007	312203	9045	1/7/03	\$117,500	%Compl DORRatio
007	387440	0410	7/28/04	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	755880	0040	1/9/04	\$274,500	BANKRUPTCY - RECEIVER OR TRUSTEE
007	755880	0150	5/18/04	\$250,000	UnFinArea
007	855000	0100	11/14/03	\$162,500	DIAGNOSTIC OUTLIER
007	855000	1515	6/8/04	\$400,000	EST PROP ASSESSED DIFF THAN PROP SOLD
008	142203	9044	10/22/04	\$100,000	PrevImp<=10K
008	152203	9002	3/1/04	\$535,000	RELOCATION - SALE BY SERVICE
008	152203	9002	3/1/04	\$535,000	RELOCATION - SALE TO SERVICE
008	152203	9073	7/3/03	\$115,000	DORRatio
008	162203	9012	8/14/03	\$335,000	OpenSpace0
008	162203	9187	9/19/04	\$672,000	ImpCount
008	212203	9119	5/9/03	\$110,000	%Compl DORRatio
008	232203	9016	5/21/04	\$600,400	UnFinArea
008	281710	0080	8/11/04	\$349,000	RELOCATION - SALE BY SERVICE
008	281710	0080	6/15/04	\$349,000	RELOCATION - SALE TO SERVICE
008	281721	0390	11/13/03	\$190,000	DIAGNOSTIC OUTLIER
008	282203	9034	3/30/04	\$108,098	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
008	521320	0035	1/7/04	\$800,000	DIAGNOSTIC OUTLIER
008	521520	0020	8/25/03	\$310,000	DIAGNOSTIC OUTLIER

**Vacant Sales Used in this Annual Update Analysis**  
**Area 100**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	052203	9159	37679	140000	219978	N	N
1	122202	9046	38163	200000	433858	N	N
1	122202	9077	37679	152000	213444	N	N
1	242302	9006	38293	30000	211701	N	N
1	252302	9076	38128	164000	71438	Y	N
1	302303	9079	38050	142500	211266	N	N
1	302303	9186	38180	135000	113691	N	N
1	312303	9015	38169	160000	270943	N	N
1	312303	9019	37845	306000	1326402	N	N
1	312303	9120	37691	60000	98881	N	N
1	312303	9123	38056	76000	98881	N	N
1	362302	9047	38044	180000	426549	N	N
1	362302	9054	38147	102000	79946	Y	N
1	362302	9065	38247	163000	219417	N	N
2	062303	9069	38348	55000	134600	Y	N
2	182303	9136	37851	224500	588378	N	N
2	182303	9209	38314	42000	193842	N	N
2	352302	9062	37894	262500	825026	N	N
2	888700	0725	37915	70000	20000	N	N
2	888700	0728	37736	76000	20000	N	N
2	888700	0997	38310	130000	36682	Y	N
2	888700	1185	37861	17000	40170	N	N
2	888700	1621	38016	75000	17676	N	N
2	888700	1817	37917	85000	13800	N	N
3	052203	9118	38178	100000	67953	Y	N
3	153520	0260	37928	86000	4860	Y	N
3	153520	4360	37746	65000	32912	Y	N
3	172303	9034	38061	30000	29064	Y	Y
3	202303	9113	37753	22500	16117	Y	N
3	202303	9115	37805	19000	52707	Y	N
3	249560	0080	37973	112000	103235	N	N
3	292303	9026	37894	280000	422967	Y	N
3	292303	9288	37732	90000	90604	N	N
3	322303	9009	38134	140000	48787	N	N
3	888700	1340	37869	13000	17080	N	N
5	022102	9106	38016	84000	192535	N	N
5	112202	9006	38258	160000	382892	N	N
5	142202	9097	38225	180500	212572	N	N
5	152202	9009	37922	50000	26500	Y	Y
5	232202	9078	38061	74000	108900	N	N
5	232202	9140	38132	120000	217800	N	N
5	352202	9001	38093	165000	392040	N	N
5	352202	9020	37915	76000	121096	N	N
5	352202	9032	38217	85000	98445	N	N
5	352202	9098	37907	80000	108900	N	N
6	126920	0005	38244	45000	18500	Y	Y

***Vacant Sales Used in this Annual Update Analysis***  
**Area 100**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
6	126920	0060	38104	320000	30000	Y	Y
6	132202	9048	38315	135000	138956	N	N
6	182203	9048	37810	70000	47480	Y	Y
6	182203	9153	37740	35000	10890	Y	N
6	182203	9162	37690	11000	13503	N	N
6	242202	9103	37748	85000	92782	N	N
6	252202	9069	37662	132500	211266	N	N
6	252202	9116	38271	67500	40075	Y	N
6	252202	9134	38225	20000	54014	N	N
6	311040	0065	37694	11300	14400	Y	Y
7	079250	0100	37763	73500	18000	Y	N
7	079250	0100	38192	84460	18000	Y	N
7	162203	9069	38105	335000	23210	Y	Y
7	205120	0056	38257	17000	11250	Y	N
7	205120	0065	38250	100000	21750	Y	Y
7	292203	9024	38300	210000	437778	N	N
7	292203	9064	38237	152000	152460	N	N
7	312203	9056	38070	210000	879476	N	N
7	312203	9058	38292	134000	210830	N	N
7	322203	9094	38184	110000	219542	N	N
7	322203	9107	37870	182500	219253	Y	N
7	387440	0140	38282	82500	32085	N	N
7	755880	0550	37712	82500	14541	Y	N
8	142203	9099	37880	112500	75900	Y	N
8	152203	9022	38037	253500	415998	N	N
8	152203	9112	37623	65000	57063	Y	Y
8	152203	9122	38230	300000	179031	Y	Y
8	162203	9163	37928	107000	132858	N	N
8	162203	9168	37928	120000	132858	N	N
8	212203	9099	38145	115000	145490	Y	N
8	222203	9061	38149	125000	104979	N	N
8	232203	9010	38128	51000	23947	Y	N
8	232203	9114	38015	80000	12710	Y	N
8	281700	0120	38141	79500	10686	Y	N
8	281721	0460	38218	110000	13175	Y	N
8	281721	0520	38183	92500	11000	Y	N

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 100**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	072203	9090	7/25/2003	16000	DIAGNOSTIC OUTLIER/EXTREME RATIO
1	072203	9134	10/29/2004	135000	DIAGNOSTIC OUTLIER/EXTREME RATIO
1	192303	9020	1/12/2004	155000	QUESTIONABLE PER SALES IDENTIFICATION;
1	242302	9070	9/27/2004	6000	DIAGNOSTIC OUTLIER/EXTREME RATIO
1	302303	9003	10/1/2004	30000	DIAGNOSTIC OUTLIER/EXTREME RATIO
1	302303	9225	5/28/2004	31704	EXEMPT FROM EXCISE TAX;
1	312303	9052	11/5/2004	179000	DIAGNOSTIC OUTLIER/EXTREME RATIO
2	062303	9075	3/13/2004	20000	DIAGNOSTIC OUTLIER/EXTREME RATIO
2	072303	9200	3/17/2003	56950	STATEMENT TO DOR;
2	182303	9113	6/4/2003	115000	DIAGNOSTIC OUTLIER/EXTREME RATIO
2	242302	9142	6/6/2003	10000	DIAGNOSTIC OUTLIER/EXTREME RATIO
2	352302	9071	8/15/2003	45000	STATEMENT TO DOR;
2	523880	0060	11/24/2004	311000	DIAGNOSTIC OUTLIER
2	761720	0035	11/12/2003	385000	DIAGNOSTIC OUTLIER/EXTREME RATIO
2	888700	0445	4/22/2004	6750	DIAGNOSTIC OUTLIER/EXTREME RATIO
3	082303	9018	8/8/2003	195000	DIAGNOSTIC OUTLIER/EXTREME RATIO
3	172303	9027	6/28/2004	127000	STATEMENT TO DOR;
3	202303	9078	10/8/2003	45000	DIAGNOSTIC OUTLIER
3	202303	9155	11/18/2004	25000	STATEMENT TO DOR;
3	322303	9063	6/14/2004	130000	DIAGNOSTIC OUTLIER/EXTREME RATIO
3	322303	9079	2/10/2003	25000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
3	322303	9079	2/24/2003	25000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
3	322303	9079	3/24/2003	25000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
3	322303	9079	3/25/2003	25000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
3	322303	9243	10/11/2004	45000	DIAGNOSTIC OUTLIER/EXTREME RATIO
3	888700	2003	5/28/2004	16000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
5	022202	9046	9/1/2004	48000	DIAGNOSTIC OUTLIER/EXTREME RATIO
5	022202	9059	9/20/2004	18500	DIAGNOSTIC OUTLIER/EXTREME RATIO
5	022202	9080	6/10/2003	18000	DIAGNOSTIC OUTLIER/EXTREME RATIO
5	142202	9084	7/9/2004	15000	DIAGNOSTIC OUTLIER/EXTREME RATIO
5	142202	9119	8/22/2004	2950	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
5	232202	9020	12/1/2004	450000	DIAGNOSTIC OUTLIER/EXTREME RATIO
5	232202	9100	7/9/2003	15000	MOBILE HOME;
6	182203	9074	5/18/2004	20000	DIAGNOSTIC OUTLIER/EXTREME RATIO
6	242202	9020	2/25/2003	1500	DIAGNOSTIC OUTLIER/EXTREME RATIO
6	311040	0075	2/21/2003	4000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	311040	0300	2/21/2003	1000	PARTIAL INTEREST (1/3, 1/2, Etc.)
6	362202	9042	8/4/2003	88000	QUIT CLAIM DEED;
7	162203	9091	2/26/2004	150000	DIAGNOSTIC OUTLIER
7	302203	9112	5/24/2004	15000	QUIT CLAIM DEED;
7	322203	9096	3/4/2004	47800	DIAGNOSTIC OUTLIER/EXTREME RATIO
7	387440	0210	12/12/2003	8000	QUIT CLAIM DEED;
7	387440	0360	11/26/2003	7200	DIAGNOSTIC OUTLIER/EXTREME RATIO
8	092203	9016	9/25/2003	250000	STATEMENT TO DOR;
8	212203	9119	2/12/2004	75931	QUIT CLAIM DEED; STATEMENT TO DOR;
8	281721	0490	3/23/2004	62500	STATEMENT TO DOR;
8	686220	0100	9/4/2004	25000	DIAGNOSTIC OUTLIER

***Mobile Home Sales Used for this Annual Update Analysis***  
**Area 100**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	012202	9074	37785	185000	80150	N	N
1	062203	9075	38309	175000	43560	N	N
1	072203	9073	38226	215000	18295	N	N
1	242302	9252	38177	295000	105850	N	N
1	252302	9129	37915	220000	217800	N	N
1	362302	9049	37672	299500	219214	N	N
2	182303	9076	38320	198000	84942	N	N
2	182303	9167	37881	169700	100188	N	N
3	888700	1330	37629	126066	62726	N	N
5	232202	9099	38175	199500	98881	Y	N
5	352202	9033	38145	236000	108900	N	N
5	352202	9058	38252	230000	46174	Y	N
6	052203	9176	37792	233500	219542	N	N
6	082203	9135	38265	265000	224334	N	N
6	242202	9118	38229	259000	218671	N	N
6	252202	9164	37676	162500	20503	N	N
7	302203	9030	37949	242750	34647	Y	N
7	312203	9052	38258	205000	200376	N	N
8	222203	9012	38208	141500	128937	N	N
8	281700	0150	38203	315000	11264	Y	N
8	281710	0380	38229	219000	11610	N	N



**King County  
Department of Assessments**

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE:      January 31, 2005

TO:      Residential Appraisers

FROM:      Scott Noble, Assessor

SUBJECT:      2005 Revaluation for 2006 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr